

2020-000549

Klamath County, Oregon



00253018202000005490030031

01/15/2020 09:17:02 AM

Fee: \$92.00

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Returned at Counter

**AFTER RECORDING RETURN TO:** ORS 205.234(1)(c)Parks & Ratliff, P.C.620 Main StreetKlamath Falls, OR 97601**SEND TAX STATEMENTS TO:** ORS 205.234(1)(e)Alexia Louise Hardt, Trustee535 Laguna StreetKlamath Falls, OR 97601**1. Title(s) of the transaction(s)** ORS 205.234(1)(a)Warranty Deed**2. Direct party(ies) / grantor(s)** Name(s) & Address(es) ORS 205.234(1)(b)Alexia Hardt535 Laguna Street Klamath Falls, OR 97601**3. Indirect party(ies)** Name(s) & Address(es) ORS 205.234(1)(b)Alexia Louise Hardt, Trustee535 Laguna Street, Klamath Falls, OR 97601Alexia Louise Hardt Living Trust,U.A.D. May 15, 2008**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other;

\$

Other: The actual consideration consists of or includes other property or value given or promised which is the whole consideration.**5. Satisfaction of lien, order, or warrant:**ORS 205.234(1)(f):        FULL        PARTIAL**6. The amount of the monetary obligation imposed by the lien, order, or warrant:** ORS 205.234(1)(f)

\$

**7. Previously recorded document reference:** 2008-007191**8. If this instrument is being re-recorded complete the following statement:** ORS 205.244(2)"Rerecorded at the request of Frank Alan Hardtto correct the U.A.D. date located in the body of the deed. The date should be corrected to U.A.D. May 15, 2008.previously recorded in book            at page           , or as fee number 2008-007191

2008-007191

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Michael Ratliff  
905 Main Street, Ste 200  
Klamath Falls OR 97601

00046260200800071910020027

05/15/2008 02:42:40 PM

Fee: \$26.00

GRANTOR'S NAME AND ADDRESS:

Alexia Hardt  
535 Laguna Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Alexia Louise Hardt, Trustee  
Alexia Louise Hardt Living Trust,  
U.A.D. May 15, 2008  
535 Laguna Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Alexia Louise Hardt, Trustee  
535 Laguna Street  
Klamath Falls, OR 97601

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That ALEXIA HARDT**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **ALEXIA LOUISE HARDT, TRUSTEE OF THE ALEXIA LOUISE HARDT LIVING TRUST , U.A.D. April 15, 2008, May 15, 2008** hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10 in Block 36 of SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1980 PACFA Mobile Home, Oregon License X162652, Serial No. SE3347AB, which is situated on the real property described herein.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

**TO HAVE AND TO HOLD THE SAME** unto the grantee and grantee's heirs, successors and assigns forever.

**AND GRANTOR HEREBY COVENANTS** to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 15<sup>th</sup> day of May, 2008.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Alexia Hardt  
Alexia Hardt

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15 day of May, 2008, by Alexia Hardt.



Kay Heath  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-27-10