



2020-000728

Klamath County, Oregon

01/17/2020 03:12:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James Hay and Lindsey Hay

1742 Logan St

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

James Hay and Lindsey Hay

1742 Logan St

Klamath Falls, OR 97603

File No. 339594AM

STATUTORY WARRANTY DEED

Shirley M. Burnett, Trustees or their Successors in Trust under the Burnett Family Trust, dated February 26, 2010 and any amendments thereto,

Grantor(s), hereby convey and warrant to

James Hay and Lindsey Hay, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1

Lot 14 together with the South 60 feet of Lots 4, 5 and 6, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The North 135 feet of the Southerly 215 feet of Lot 6, and the North 150 feet of the Southerly 210 feet of the East 97.3 feet of Lot 5, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM A parcel of land being a portion of Lots 5 and 6, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Logan Street from which point 1/2" iron pin marking the Southeast corner of Lot 6, Vicory Acres, bears South 00°38'00" East 133.05 feet distant; thence South 89°03'30" West 100.00 feet; thence North 00°38'00" West 9.19 feet; thence South 89°03'30" West 20.00 feet; thence North 0°38'00" West 67.81 feet; thence North 89°03'30" East 16.67 feet; thence North 0°38'00" East 5.00 feet; thence North 89°03'30" East 103.33 feet to a point on the Westerly right of way line of Logan Street; thence along said right of way line South 00°38'00" East 82.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$355,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14TH day of JANUARY, 2020

The Burnett Family Trust, dated February 26, 2010 and any amendments thereto

By: Shirley M. Burnett Trustee
Shirley M. Burnett Trustee

State of OR } ss.
County of Douglas }

On this 14th day of January, 2020, before me, Ulla Irmgard Bentley a Notary Public in and for said state, personally appeared Shirley M. Burnett known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the The Burnett Family Trust, dated February 26, 2010 and any amendments thereto, and acknowledged to me that ~~he~~/she/~~they~~ executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ulla I Bentley
Notary Public for the State of OR
Residing at: Rosburg, OR
Commission Expires: 8/3/2020

