

2020-002872

Klamath County, Oregon



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03/06/2020 01:29:15 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Margaret M. Haskins  
PO Box 292  
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Brent Haskins  
PO Box 213  
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Brent Haskins  
PO Box 213  
Merrill, OR 97633

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That Margaret M. Haskins**, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Brent Haskins, 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:

See Exhibit A attached hereto and incorporated herein by this reference.

**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 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 of the consideration i.e. for estate planning purposes.

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 5 day of March, 2020; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Margaret M. Haskins

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5 day of March, 2020, by Margaret M. Haskins.



  
NOTARY PUBLIC FOR OREGON

My Commission expires: January 02, 2021

**EXHIBIT A**

W1/2NW1/4 and Lot 4 in Section 13, Township 41 South, Range 10, East of the Willamette Meridian.

Subject to and accepting:

1. Liens and assessment of Klamath Project and Van Brimmer Ditch Company, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Right of way, including the terms and provisions thereof, from J. Luther Haskins and Nellie L. Haskins to The California Oregon Power Company, a California corporation, dated February 8, 1961, recorded February 28, 1961, in Deed Volume 327 page 478, records of Klamath County, Oregon.

Property ID No.: M80-6478

Map Tax Lot No.: R-4110-00000-01300-000