

2020-002939

Klamath County, Oregon



00255828202000029390020020

03/09/2020 02:32:49 PM

Fee: \$87.00

Returned at Counter

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Daniel B. Hawkins and Jeannette Y. Hawkins,
Trustees of the D and J Hawkins Trust
4006 Twin Pines Lane
Klamath Falls, OR 97603

Grantor:

Daniel Hawkins and Jeannette Hawkins
4006 Twin Pines Lane
Klamath Falls, OR 97603

Grantee:

Daniel B. Hawkins and Jeannette Y. Hawkins,
Trustees of the D and J Hawkins Trust
4006 Twin Pines Lane
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Daniel Hawkins and Jeannette Hawkins, husband and wife, Grantors, convey to Daniel B. Hawkins and Jeannette Y. Hawkins, Trustees of the D and J Hawkins Trust, Grantee, all of their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

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

The true and actual consideration for this transfer is \$0.

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.

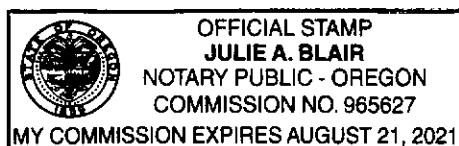
DATED this 27th day of January, 2020.

Daniel Hawkins, Grantor

Jeannette Hawkins, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 27th day of January, 2020, the above-named Daniel Hawkins and Jeannette Hawkins, Grantors, and acknowledged the foregoing instrument to be their voluntary act.
Before me:



Notary Public for Oregon
My Commission expires: 8/21/2021

Exhibit A

A parcel of land called 2A (see R.O.S #1010) located in the West ½ of the NE ¼ of the SW ¼ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as thus,

Beginning at a ½ inch iron pin located South 0° 21' West 449.17 feet from the center West 1/16 corner of Section 9; thence South 89° 20 ½' East 327.85 feet, more or less the NW corner of that parcel conveyed to Donald Dunn, et al, by deed recorded in Volume M75, page 9214, Microfilm Records of Klamath County, Oregon; thence South 0° 16 ½' West 447.86 feet to a point; thence North 89° 34' West 328.50 feet to a ½ inch iron pin; thence North 0° 21' East 449.17 feet to the point of beginning.

EXCEPTING THEREFROM THE North 224 feet, as measured parallel to the North line thereof.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities upon, along and across the following described parcel of land situated in Klamath County, Oregon, to wit,

A strip of land 60 feet in width, being 30 feet at right angles from and on either side of the following described centerline: Beginning at the Northwest corner of the NE ¼ SW ¼, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 07' East 327.2 feet; thence South 0° 16' West 1343.58 feet to the South line of said NE ¼ SW ¼ of said Section 9.