



THIS SPACE RESERVED FOR F

2020-003717

Klamath County, Oregon

03/30/2020 08:59:16 AM

Fee: \$87.00

After recording return to:

Kristian Hernandez

P.O. Box 1233

Chiloquin, OR 97624

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

Kristian Hernandez

P.O. Box 1233

Chiloquin, OR 97624

File No. 356955AM

STATUTORY WARRANTY DEED

Jake D. Weems and Austyn H. Weems, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Kristian Hernandez,

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:

AN AREA OF LAND IN THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 34 NORTH 00°13'19" WEST 1194.23 FEET, MORE OR LESS; THENCE LEAVING SAID EAST SECTION LINE NORTH 89°52'33" WEST 1852.18 FEET, MORE OR LESS; THENCE SOUTH 64°57'52" WEST 1263.38 FEET, MORE OR LESS; THENCE NORTH 89°58'29" WEST 945.20 FEET; THENCE SOUTH 00°05'05" EAST 662.27 FEET, MORE OR LESS, TO THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 34; THENCE SOUTH 89°58'29" EAST, 3945.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Also known as Unsurveyed Parcel 2 of Land Partition 18-19, replat of Parcel 3 of Land Partition 12-07, situate in the NE1/4 and the NW1/4 of Section 34, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, recorded January 7, 2020 in Instrument 2020-000201.

The true and actual consideration for this conveyance is \$100,000.00.

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:

87

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 27 day of March, 2020

Jake D. Weems

Jake D. Weems

Austyn H. Weems

Austyn H. Weems

State of Oregon } ss
County of Klamath }

On this 27 day of March, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jake D. Weems + Austyn H. Weems, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Lisa Legget-Weatherby
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/1/2023

