



THIS SPACE RESERVED FOR

2020-004551

Klamath County, Oregon

04/09/2020 11:26:40 AM

Fee: \$87.00

After recording return to:

Rita J. Davis

5820 Hwy 39

Klamath Falls, OR 97603

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

Rita J. Davis

5820 Hwy 39

Klamath Falls, OR 97603

File No. 362287AM

STATUTORY WARRANTY DEED

Charlene Hooper ,

Grantor(s), hereby convey and warrant to

Rita J. Davis,

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:

A tract of land being a portion of Lot 73, FAIR ACRES SUBDIVISION 1, situated in the NE1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the Southwest corner of said Lot 73 bears West, parallel to the South line of said Lot 73, 250.0 feet and South, along the West line of said Lot 73, 155.0 feet; thence East parallel to the South line of said Lot 73, 250 feet more or less to a point on the East line of that tract of land described in Volume M85 at page 4330, Microfilm Records of Klamath County, Oregon; thence North 174 feet to the Northeast corner of said tract; thence West along the North line of said Lot 73, 250 feet, more or less, to a point that bears East 250 feet from the Northwest corner of said Lot 73; thence South, parallel to the West line of said Lot 73, 174 feet to the point of beginning.

The true and actual consideration for this conveyance is \$110,000.00.

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:

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 7th day of April, 2020.

X Charlene Hooper
Charlene Hooper

State of Oregon } ss
County of Jackson

On this 7th day of April, 2020, before me, Martha Florence Kleyn-Schoorel Notary Public in and for said state, personally appeared Charlene Hooper, 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

Martha Florence Kleyn-Schoorel

Notary Public for the State of Oregon
Residing at: 937 Upper Applegate Rd., Jacksonville, OR 97530
Commission Expires: 03-21-2022

