



2020-005610

Klamath County, Oregon

05/05/2020 10:20:29 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Donivan C. Transue and Amy Transue

17727 Scott Ln.

Gladstone, OR 97027

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

Donivan C. Transue and Amy Transue

17727 Scott Ln.

Gladstone, OR 97027

File No. 355574AM

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### STATUTORY WARRANTY DEED

**Robert Hamlin,**

Grantor(s), hereby convey and warrant to

**Donivan C. Transue and Amy Transue, 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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$142,000.00.

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:

92#447

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 1 day of May, 2020.

Robert Hamlin

Robert Hamlin

State of Oregon } ss  
County of Klamath }

On this 1<sup>st</sup> day of May, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Robert Hamlin, 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.

Stacy Howard

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-1-23

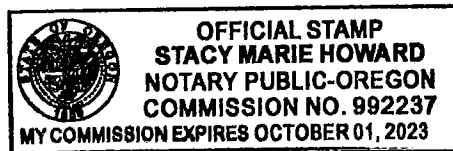


EXHIBIT 'A'

File No. 355574AM

Unsurveyed Parcel 1 of Land Partition 32-14 being a Replat of Parcel 1 of Land Partition 4-96, situated in the S1/2 and Portions of Government Lots 8, 9 and 10 of Section 19 and the NE1/4 and N1/2SE1/4 of Section 30, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon recorded May 14, 2015 in Volume 2015-004927, being more particularly described as follows:

UNSURVEYED PARCEL 1 OF "LAND PARTITION 32-14", SITUATED IN THE N1/2 SE1/4 OF SECTION 30, T39S, R11 1/2EWM, KLAMATH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 30, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 30 BEARS NORTH 20.00 FEET; THENCE S57°56'44"E 608.72 FEET; THENCE N85°47'15"E 773.25 FEET TO A POINT ON THE CENTERLINE OF SOUTH POE VALLEY ROAD; THENCE ALONG THE SAID CENTERLINE, 271.33 FEET ON THE ARC OF A 1143.64 FOOT RADIUS CURVE TO THE LEFT HAVING A DELTA ANGLE OF 13°35'37", THE LONG CHORD OF WHICH BEARS S24°50'19"E 270.70 FEET; THENCE S31°38'07"E 189.48 FEET; THENCE LEAVING SAID CENTERLINE, S79°53'55"W 813.58 FEET; THENCE SOUTH 929.63 FEET; THENCE S35°00'00"W 1220 FEET, MORE OR LESS, TO A POINT ON THE SAID NORTH-SOUTH CENTERLINE OF SAID SECTION 30; THENCE NORTH 2737 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,