



2020-005738

Klamath County, Oregon

05/07/2020 08:46:30 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Dean Lee Tribble and Deborah Lynn Tribble

24629 Moon Ave.

Lomita, CA 90717

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

Dean Lee Tribble and Deborah Lynn Tribble

24629 Moon Ave.

Lomita, CA 90717

File No. 336370AM

STATUTORY WARRANTY DEED

Thomas Charles Hoy,

Grantor(s), hereby convey and warrant to

Dean Lee Tribble and Deborah Lynn Tribble, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$85,000.00.

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 6th day of May, 2020

Thomas Charles Hoy
Thomas Charles Hoy

State of OR } ss
County of Klamath

On this 6th day of May, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Thomas Charles Hoy, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

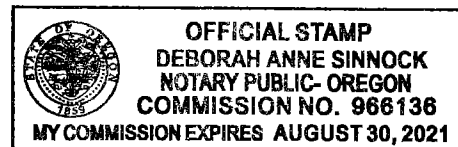


EXHIBIT "A"

336370AM

A parcel of Land situated in the SE1/4 and the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Commencing at the Southeast corner of said Section 31, thence along the East Section line of said Section 31, North 02°00'07" West 331.93 feet to the Northerly right-of-way line of Weyerhaeuser Road as described in Deed Volume M96, page 26858; thence along said Northerly right-of-way line, North 63°07'00" West, 1391.26 feet to the true point of beginning; thence continuing along said Northerly right-of-way line, North 63°07'00" West, 2170.42 feet to the Easterly right-of-way line of Highway 66; thence along said Easterly right-of-way line and along the arc of a 1392.40 foot radius curve to the right, through a central angle of 2°58'03" (the long chord of which bears North 49°01'30" East, 72.10 feet) an arc distance of 72.11 feet; thence continuing along said Easterly right-of-way line, North 50°30'32" East, 649.84 feet to the Northwest corner of Parcel 1 of Land Partition 20-98, as recorded at the Klamath County Clerk's office; thence along the Southerly line of said Parcel 1, South 47°22'52" East, 1241.90 feet to the Northwest corner of Parcel 2 of said Land Partition 20-98; thence along the Southerly line of said Parcel 2, South 47°22'52" East, 676.04 feet; thence South 12°22'34" West, 146.70 feet to the point of beginning and also being described as follows:

Unsurveyed Parcel 1 of Validation Land Partition 27-19 being situated in the SE1/4 and the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon recorded January 6, 2020 in Instrument 2020-000173, Records of Klamath County, Oregon.

EXCEPTING THEREFROM Commencing at the Section corner common to Sections 31 and 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the East line of said Section 31, North 02°00'07" West, 331.93 feet to the Northerly right of way line of Weyerhaeuser Road described in Deed recorded August 30, 1996 in Volume M96, page 27024; thence along the Northerly right of way of said Weyerhaeuser Road North 63°07'00" West, 1391.26 feet to the true point of beginning; thence along the Northerly right of way of said Weyerhaeuser Road North 63°07'00" West, 759.51 feet; thence leaving said Weyerhaeuser Road right of way, North 39°22'32" East, 333.25 feet to a corner common to Parcel 1 and Parcel 2 of Land Partition 20-98; thence along the Southerly property line of said Parcel 2 South 47°22'52" East, 676.04 feet; thence along the Southerly property line of said Parcel 2 South 12°22'34" West, 146.70 feet to the point of beginning.