

347977Am



2020-006554

Klamath County, Oregon

05/28/2020 03:53:54 PM

Fee: \$92.00

Address of Grantor: (Name, Address, Zip)

Jeffrey C. Hayen & Celeste L. Vanhollebeke

After recording return to Grantee: (Name, Address, Zip)

Christopher Barton

810 Quail Park Cir.

Klamath Falls, OR 97601

**Until requested otherwise, send all tax statements to:
(Name, Address, Zip)**

Christopher Barton

810 Quail Park Cir.

Klamath Falls, OR 97601

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED
(Individual Grantor)**

JEFFREY C. HAYEN and CELESTE L. VANHOLLEBEKE-HAYEN, husband and wife, Grantor, conveys and warrants to

CHRISTOPHER BARTON

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and made part hereof

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is, \$405,000.00

The Tax Account Number of the property is 891976.

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 2nd day of May, 2020.

Jeffrey C. Hayen

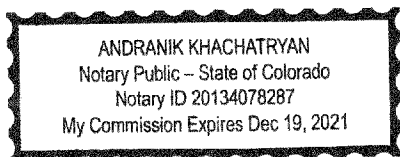
JEFFREY C. HAYEN

Celeste L. VanHollebeke-Hayen

CELESTE L. VANHOLLEBEKE-HAYEN

STATE OF Colorado }
County of Arapahoe } SS.
}

The foregoing instrument was acknowledged before me on this 2nd day of May, 2020 by
JEFFREY C. HAYEN.



[Signature]
Notary Public in and for the State of Colorado
My commission expires: Dec 19, 2021

STATE OF Oregon }
County of Klamath } SS.
}

The foregoing instrument was acknowledged before me on this 6th day of May, 2020 by
CELESTE L. VANHOLLEBEKE-HAYEN.

Victor Alejandro Garcia Pena
Notary Public in and for the State of Oregon
My commission expires: February 21, 2021

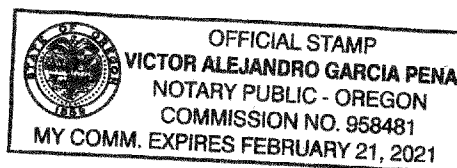


EXHIBIT "A"

-----LEGAL DESCRIPTION-----

LOT 12, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block 10 of Buena Vista Addition, situated in the SW 1/4 of Section 19 and the NW 1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.