



2020-006787

Klamath County, Oregon

06/03/2020 09:19:35 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jerry V Herline and Viola J Herline
PO Box 1442
Veneta, OR 97487

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

Jerry V Herline and Viola J Herline
PO Box 1442
Veneta, OR 97487

File No. 374126AM

STATUTORY WARRANTY DEED

Delores M. Hacker, Sole Trustee or her Successors in Trust, under the Hacker Living Trust by Agreement dated December 2, 2005,

Grantor(s), hereby convey and warrant to

Jerry V Herline and Viola J Herline, 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:

Parcel 2 of Land Partition 54-07, located in the SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and recorded May 6, 2009 as Instrument No. 2009-006300 Klamath County Records

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-025C0-01501

The true and actual consideration for this conveyance is \$44,000.00.

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:

Return To: **AmeriTitle**

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 29 day of May, 2020.

Hacker Living Trust

By Delores M. Hacker, trustee
Delores M. Hacker, Trustee

State of AZ } ss.
County of Yuma }

On this 29th day of May, 2020, before me, Maria A. Clark, a Notary Public in and for said state, personally appeared Delores M. Hacker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Hacker Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Maria A. Clark
Notary Public for the State of AZ
Residing at: Yuma, AZ
Commission Expires: 10/27/2020

