



2020-009111
 Klamath County, Oregon
 07/24/2020 02:31:55 PM
 Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:
 Todd Hamblin and Holly Hamblin
 7849 E Highway 140
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
 Todd Hamblin and Holly Hamblin
 7849 E Highway 140
 Klamath Falls, OR 97603
 File No. 379406AM

STATUTORY WARRANTY DEED

Isal M. Stout,

Grantor(s), hereby convey and warrant to

Todd Hamblin and Holly Hamblin, husband and wife,

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"

The true and actual consideration for this conveyance is \$365,000.00.
 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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 10 day of July, 2020

Isal M. Stout
Isal M. Stout

State of Oregon } ss
County of Klamath }

On this 10 day of July, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Isal M. Stout, 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.

MCOOK
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22



EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NE1/4 NW1/4 of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the said NE1/4 NW1/4; thence North 30.00 feet; thence West 828.00 feet; thence South 89 degrees 59' 46" West 128.00 feet; thence North 36.11 feet to the Southeast corner of that tract of land described in Volume M79, page 18246 of the Klamath County Deed Records and being the True Point of Beginning of this description; thence South 89 degrees 59' 46" West 245.00 feet to the Southwest corner of said tract of land described in Volume M79, page 18246; thence North 853.52 feet; thence along the Northerly edge of the Enterprise Irrigation District Canal, South 29 degrees 16' East 109.57 feet, South 66 degrees 53' East 35.30 feet, South 78 degrees 05' East 52.13 feet, South 84 degrees 17' East 91.43 feet and North 89 degrees 40' East 16.97 feet to an angle point on the Easterly line of the tract of land described in said Volume M79, page 18246; thence following said Easterly line, East 30.00 feet, South 105.00 feet, West 30.00 feet and South 619.29 feet to the true point of beginning, and with bearings based on recorded survey No. 2993, Major Land Partition No. 18-87.

PARCEL 2:

A tract of land situated in the NE1/4 NW1/4 of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the said NE1/4 NW1/4; thence North 30.00 feet; thence West 828.00 feet; thence South 89 degrees 59' 46" West 128.00 feet; thence North 36.11 feet to the Southeast corner of that tract of land described in Volume M79, page 18246 of the Klamath County Deed Records; thence South 89 degrees 59' 46" West 245.00 feet to the Southwest corner of said tract of land; thence North 853.52 feet to the True Point of Beginning; thence continuing North 110.38 feet to the Northwest corner of said tract of land described in Volume M79, page 18246; thence North 89 degrees 59' 46" East 245.00 feet to the Northeast corner of said tract of land described in Volume M79, page 18246; thence South 239.61 feet; thence, along the Northerly edge of the Enterprise Irrigation District Canal, South 89 degrees 40' West 16.97 feet, North 84 degrees 17' West 91.43 feet, North 78 degrees 05' West 52.13 feet, North 66 degrees 53' West 35.30 feet and North 29 degrees 16' West 109.57 feet to the True Point of Beginning, with bearings based on record of survey No. 2993, Major Land Partition No. 18-87.