

RECORDING REQUESTED BY:



9200 SE Sunnybrook Blvd., Ste 130
Clackamas, OR 97015

GRANTOR'S NAME:

John Dee Hawthorne, III and Paulie Marie Hawthorne

GRANTEE'S NAME:

John Dee Hawthorne, III and Paulie Marie Hawthorne

AFTER RECORDING RETURN TO:

John Dee Hawthorne, III and Paulie Marie Hawthorne, as tenants
by the entirety
13440 Algoma Road
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

John Dee Hawthorne, III and Paulie Marie Hawthorne
13440 Algoma Road
Klamath Falls, OR 97601

13440 Algoma Road, Klamath Falls, OR 97601

2020-010229

Klamath County, Oregon

08/17/2020 08:59:22 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

392530AM
John Dee Hawthorne, III and Paulie Marie Hawthorne, who took title as John Hawthorne and Paulette Hawthorne, as tenants by the entirety, Grantor, conveys to John Dee Hawthorne, III and Paulie Marie Hawthorne, as tenants by the entirety, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

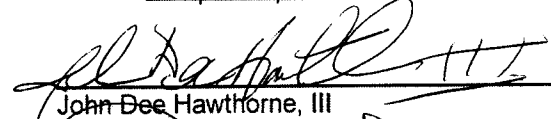
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/12/2020


John Dee Hawthorne, III

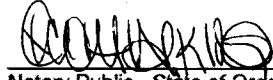

Paulie Marie Hawthorne

State of Oregon
County of Klamath



State of Oregon
County of Klamath

This instrument was acknowledged before me on 8/12/2020 by John Dee Hawthorne, III and Paulie Marie Hawthorne.



Notary Public - State of Oregon

My Commission Expires: 02/12/2024

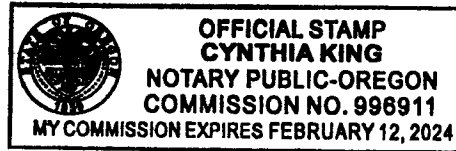


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of the NW1/4 SW1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly right of way of the Dalles-California Highway, which point is North 56° 50' East 395 feet from an iron pin in the West line of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which iron pin is 1,328 feet North of the Southwest corner of said Section 18 from said point of beginning, runs North 10° 25' West 80 feet, thence North 56° 50' East 65 feet; thence South 10° 25' East 80 feet to the North boundary line of said Dalles-California Highway; thence South 56° 50' West along said Northerly boundary of said highway, to the place of beginning.

A parcel of land being a portion of the NW1/4 SW1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly right of way line of the Dalles-California Highway, which point is North 56° 50' East 395 feet from an iron pin in the West line of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which iron pin is 1,328 feet North of the Southwest corner of said Section 18; from said point of beginning, runs South 56° 50' West along the Northerly line of said highway, 75 feet; thence North 10° 25' West 153.66 feet; thence North 63° 34' East 75 feet; thence Southeasterly in a straight line, 143 feet, more or less, to the place of beginning.

A parcel of land being a portion of the NW1/4 SW1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly line of the Dalles-California Highway from which the Southwest corner of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 56° 50' West, 245 feet and South 1,328 feet; running, thence North 56° 50' East along the Northerly line of said highway, 75 feet; thence North 10° 25' West, 153.66 feet; thence South 63° 34' West 75 feet; thence South 11° 27' East 162 feet to the place of beginning.