



THIS SPACE RESERVED FOR

2020-010435  
Klamath County, Oregon  
08/20/2020 03:09:28 PM  
Fee: \$92.00

After recording return to:  
Elizabeth Robins and John Robins Jr.  
4437 Highway 39  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
Elizabeth Robins and John Robins Jr.  
4437 Highway 39  
Klamath Falls, OR 97603  
File No. 382082AM

### STATUTORY WARRANTY DEED

**Ryan R. Hukill and Tammy A. Hukill, Trustees of the Hukill Family 2007 Trust, U.A.D. August 28, 2007,**  
Grantor(s), hereby convey and warrant to

**Elizabeth Robins and John Robins Jr., 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 Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$145,000.00.  
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"*

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 12th day of August, 2020

Hukill Family 2007 Trust

By: [Signature] Trustee  
Ryan R. Hukill, Trustee

By: [Signature] Trustee  
Tammy A. Hukill, Trustee

State of Oregon} ss.  
County of Jackson}

On this 12th day of August, 2020, before me, Suzanne Marie Dickinson, a Notary Public in and for said state, personally appeared Ryan R. Hukill and Tammy A. Hukill known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Hukill Family 2007 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:

Suzanne Marie Dickinson  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 7/20/24



EXHIBIT 'A'

Commencing at a point 30 feet North from the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West line of the Southwest quarter of the Southwest quarter of Section 7, 343.60 feet to the Southwest corner of the lands deeded to Harvey Wornack and wife by deed recorded in Book 89, page 502, Deed Records of Klamath County, Oregon; thence East 165 feet, more or less, to a point 15 feet West of the center line of the Enterprise Irrigation District canals as now located and constructed; thence in a Southerly direction and paralleling the center line of said irrigation canal and following a line at all times 15 feet from the center line of said irrigation canal to a point 30 feet North of the South line of said Section 7; thence West to a point of beginning.

Beginning at a point from which the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears due South 373.6 feet distant; thence East 165 feet to the West bank of the Enterprise Irrigation Ditch; thence North  $67^{\circ} 45'$  East 351 feet down a stream along the said irrigation ditch; thence South  $54^{\circ} 30'$  East 184.8 feet; thence North  $74^{\circ} 51'$  East 134 feet; thence North  $26^{\circ} 30'$  East 513 feet; thence due West to the West boundary of said Section 7 and to the center line of the Dallas - California Highway; thence South along the West boundary of said Section 7, 537 feet to the place of beginning.

EXCEPTING THEREFROM those portions conveyed to Joe L. and Rosie Keller in Book M73, page 2851 and Book M76, page 20951, and that portion conveyed to Eternal Hills Memorial Gardens, Inc., in Book M72, page 8672, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within Highway 39.