

2020-010482

Klamath County, Oregon



00264243202000104820030037

08/21/2020 12:33:03 PM

Fee: \$92.00

After recording return to:

Joseph Martin Hickman

1067 Hollice Lane

Livermore, CA ~~94500~~

94550

Send all tax statements to:

Same as above

WARRANTY DEED

Philip D. Hickman and Maryanne B. Hickman, Grantors, convey and warrant to Joseph Martin Hickman, Grantee, the following described real property free of encumbrances, situated in the County of Klamath, State of Oregon:

Metes and Bounds: TWP 40 RNGE 11 SEC 8 – SE4

Account ID#: 103836

Tax Lot #: 01300

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

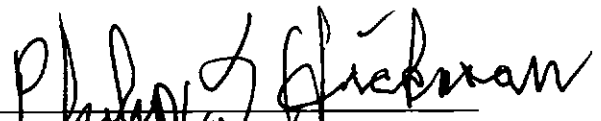
The above-described real property is free of encumbrances except as those stated on record.

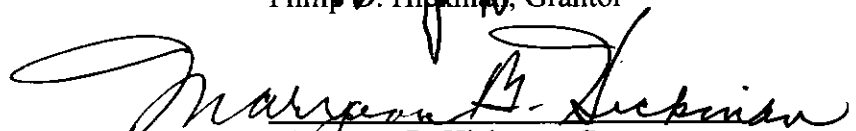
The true consideration for this conveyance is zero (\$0.00) dollars. The total consideration consists of value given other than money.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

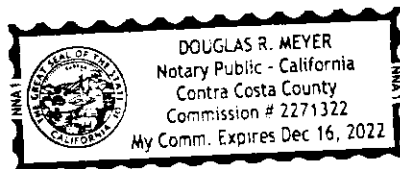
Dated Aug. 19, 2020.


Philip D. Hickman, Grantor


Maryanne B. Hickman, Grantor

STATE OF CALIFORNIA
County of Contra Costa

The foregoing deed was acknowledged before me on August 19, 2020 by Philip D. Hickman and Maryanne B. Hickman, as Grantors.




Notary Public – State of California

DESCRIPTION

PARCEL 1:

The Southeast quarter of Section 8, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

RESERVING THEREFROM a right of way for road and utility purposes 30 feet on each side of the centerline of the existing road running Northwesterly through the West half of the subject property for the benefit of property in Section 7 and West half of Section 8.

PARCEL 2:

TOGETHER WITH a right of way for ingress, egress, road and utility purposes, beginning at the North extension of Dodds Hollow Road and over the West 60 feet of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29; over the West 60 feet of the East $\frac{1}{2}$ of East $\frac{1}{2}$ of Section 20; over the West 60 feet of the East $\frac{1}{2}$ of Southeast quarter of Section 17 to the intersection of an existing road.

ALSO TOGETHER WITH a right of way for ingress, egress, road and utility purposes over that existing road that runs Northerly and Northwesterly through the East $\frac{1}{2}$ of Southeast quarter and the Northeast quarter of Section 17.

ALSO TOGETHER WITH a right of way for ingress, egress, road and utility purposes over that existing road that runs Northeasterly through the Northeast quarter of Section 17; through the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16 to the South line of Section 9.

ALSO TOGETHER WITH a right of way for road and utility purposes over the South 60 feet of Section 9, beginning at the Southwest corner of Section 9 and thence running East along said South line to the intersection of an existing road, for the benefit of the subject property.