

GRANTOR NAMES AND ADDRESS

Jerald S. Rogers and Carol A. Rogers, Trustees
JERALD AND CAROL ROGERS 2007 TRUST
2801 Bristol Avenue
Klamath Falls, Oregon 97603

2020-010631

Klamath County, Oregon



00264423202000106310030031

08/25/2020 10:44:31 AM

Fee: \$92.00

Returned at Counter

GRANTEE NAMES AND ADDRESS

Jason A. Hunter and
Christina A. Hunter
16940 Highway 140 E
Dairy, Oregon 97625

AFTER RECORDING RETURN TO

Jason A. Hunter and
Christina A. Hunter
16940 Highway 140 E
Dairy, Oregon 97625

UNTIL A CHANGE IS REQUESTED, SEND

TAX STATEMENTS TO

Grantees

WARRANTY DEED - STATUTORY FORM

JERALD S. ROGERS and CAROL A. ROGERS, Trustees of the JERALD AND CAROL ROGERS 2007 TRUST uad 10-2-2007, GRANTORS, convey and warrant to JASON A. HUNTER and CHRISTINA A. HUNTER, Husband and Wife, GRANTEES, that certain real property located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated herein by reference as though fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.

The true and actual consideration for this conveyance stated in terms of dollars is \$210,000.00.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 21 day of August, 2020.

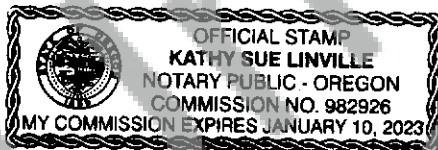
JERALD AND CAROL ROGERS 2007 TRUST uad 10-2-2007

By: *Jerald S. Rogers*
JERALD S. ROGERS, Trustee

By: *Carol A. Rogers*
CAROL A. ROGERS, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

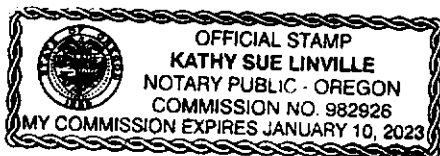
This instrument was acknowledged before me on the 21 day of August, 2020, by **JERALD S. ROGERS, Trustee.**



Kathy Sue Linville
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-10-2023

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 21 day of August, 2020, by **CAROL A. ROGERS, Trustee.**



Kathy Sue Linville
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-10-2023



LEGAL DESCRIPTION

A portion of Section 25, Township 38 South, Range 10 East, Willamette Meridian situate in the County Klamath, State of Oregon, and being more particularly described as follows:

The Northwest One-Quarter of the Southeast One-Quarter and the Northeast One-Quarter of the Southwest One-Quarter.

EXCEPTING THEREFROM:

A portion of said sections north of the southerly right-of-way of the Klamath Falls – Lakeview Highway State Highway 140. Said Highway created prior to September 29, 1991.

EXCEPTING THEREFROM:

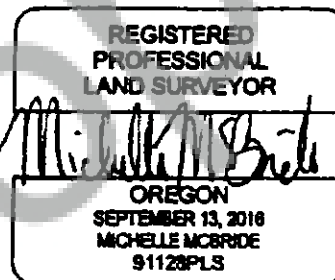
A portion of said section south of the northerly right-of-way of the Oregon California & Eastern Railroad (OC&E) conveyed in deeds Volume 47 Page 379 and Volume 47 Page 579 of Klamath County Records.

EXCEPTING THEREFROM:

A portion of said section shown on Land Partition 49-05 also known as County Survey 7515.

Containing a total of 17.3 acres, more or less.

Date: October 3, 2019
MSM Project # 1060-18



EXPIRATION DATE: 12/31/20