



2020-011363

Klamath County, Oregon

09/09/2020 01:53:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Eric Basangan and Sarah Reed-Basangan

1860 Volk Ave.

Long Beach, CA 90815

Until a change is requested all tax statements shall be sent to the following address:

Eric Basangan and Sarah Reed-Basangan

1860 Volk Ave.

Long Beach, CA 90815

File No. 397324AM

### STATUTORY WARRANTY DEED

**Sondra N. Hamilton,**

Grantor(s), hereby convey and warrant to

**Eric Basangan and Sarah Reed-Basangan, 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:

**That portion of the West 330 feet of Government Lot 4, Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon lying Southerly of the Klamath Falls Ashland Highway recorded in Volume 63 on page 486, Deed Records of Klamath County, Oregon. Saving and Excepting any portion lying within the Chase Mountain Road.**

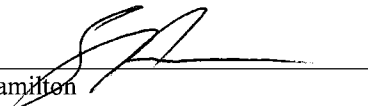
The true and actual consideration for this conveyance is \$32,000.00.

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"***

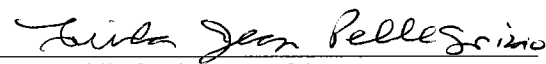
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 4<sup>th</sup> day of September, 2020

  
Sondra N. Hamilton

State of Oregon } ss  
County of Klamath }

On this 4<sup>th</sup> day of September, 2020, before me, Twila Jean Pellegrino a  
Notary Public in and for said state, personally appeared Sondra N. Hamilton, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

