

Send TAX statement:

2020-011593

Klamath County, Oregon



00265481202000115930040045

09/11/2020 01:44:34 PM

Fee: \$97.00

After Recording Return to:
Josephine Hicks
26591 El Mar Drive
Mission Viejo, Ca. 92691

Tax Assessor's Account No. R328639

WARRANTY DEED
(Individual to Individual)

GRANTORS: Patrick Duffy and Linda Duffy, Husband and Wife as Joint Tenants

Do hereby grant, bargain, see, convey, and warrant unto:

Josephine Hicks, an unmarried woman, the following property described by Exhibit A which is attached.

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full:

Street address of Real Property: See Exhibit A attached

The true and actual consideration paid for this transfer, state in dollars is \$0.,

Property description from tax bill

TWP 36 RNGE 10, BLOCK SEC 11, TRACT POR NW4, ACRES 26.55
MAP: R-3610-911B0-02600-000, CODE: 008

Patrick Duffy
Patrick Duffy DATE

7/23/2020

Linda Duffy
Linda Duffy DATE 7/23/2020

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

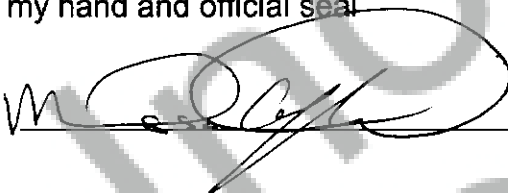
On 07/23/2020 before me, Melissa M. Afshar, Notary Public
(insert name and title of the officer)

personally appeared Patrick Duffy and Linda Duffy
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

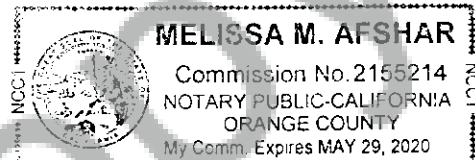
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



(Seal)



"The notary commission extended
pursuant to executive Order N-63-20"
(m.a.)

EXHIBIT (A)

That part of the South ½ Northwest ¼ of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, that lies Southerly and Westerly of Knot Table Land Rimrock, SAVE AND EXCEPTING the following described tract:

Beginning at a point on the West line of said Section 11, said point lying North a distance of 2,983.09 feet from the corner common to Sections 10, 11, 16 and 17, Township 36 South, Range 10 East of the Willamette Meridian; thence North 88° 30' East a distance of 72.69 feet; thence South 1° 30' East a distance of 143 feet; thence North 88° 30' East a distance of 60 feet; thence North 1° 30' West a distance 143 feet; thence North 88° 30' East a distance of 527.31 feet; thence North a distance of 660 feet; thence South 88° 30' West a distance of 660 feet; thence South a distance of 660 feet to the point of beginning.

Also Known As: Map-Tax Lot Number 3610 011B0 02600

Street Address of Real Property: See Exhibit A

The true and actual consideration paid for this transfer, state in dollars, is \$0.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

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.

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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Taxes for tax year 2008-2011 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantor.