



**2020-013008**

**Klamath County, Oregon**

10/09/2020 02:13:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Dennis V. Hanson and Randy L. Hanson

5327 Walton Dr.

Klamath Falls, OR 97603

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

Dennis V. Hanson and Randy L. Hanson

5327 Walton Dr.

Klamath Falls, OR 97603

File No. 403356AM

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### STATUTORY WARRANTY DEED

**Stacy DeLoe, also known as Stacy Spangler, Individually and as Trustee of the Dorothy DeLoe Revocable Living Trust, dated October 13, 2016, and as Affiant of the Estate of Dorothy J. DeLoe (Small Estate Case #19PB01125),**

Grantor(s), hereby convey and warrant to

**Dennis V. Hanson and Randy L. Hanson, with right of survivorship,**

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:

**A parcel of land lying in Lot 2A of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which lies North 43° 30' West along the Northeasterly line of Walton Drive, a distance of 207.0 feet from the most Southerly corner of Lot 2A, Homedale; thence North 24° 41' 30" East 67.93 feet; thence North 09° 58' 50" East 83.30 feet; thence North 43° 30' West 50.1 feet; thence South 26° 42' West 138.18 feet to the Northeasterly line of Walton Drive; thence South 43° 30' East along the Northeasterly line of Walton Drive 78.0 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$165,000.00.

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 8 day of October, 2020.

(v) [Signature]  
Stacy DeLoe

Dorothy DeLoe Revocable Living Trust

(y) By: [Signature] Trustee

Stacy DeLoe, Trustee

Estate of Dorothy J. DeLoe

(x) By: [Signature], Affiant

Stacy DeLoe, Affiant

State of Oregon } ss  
County of Lane }

On this 8 day of Oct, 2020, before me, Bruce E Marshall, a Notary Public in and for said state, personally appeared Stacy DeLoe, 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 the capacity of Individually, as Trustee of the Dorothy DeLoe Revocable Living Trust and as Affiant of the Estate of Dorothy J. DeLoe. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bruce E Marshall

Notary Public for the State of Oregon

Residing at: Harrisburg  
Commission Expires: 12/28/21

