



THIS SPACE RESERVED FOR

2020-014317

Klamath County, Oregon

11/04/2020 12:45:01 PM

Fee: \$92.00

After recording return to:

Robert C. Terrell II and Yoneko Akaishi and Sherry
Hill

931 Kane Street

Klamath Falls, OR 97603

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

Robert C. Terrell II and Yoneko Akaishi and Sherry
Hill

931 Kane Street

Klamath Falls, OR 97603

File No. 412730AM

STATUTORY WARRANTY DEED

Kyle Winship,

Grantor(s), hereby convey and warrant to

Robert C. Terrell II and Yoneko Akaishi and Sherry Hill, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$221,000.00.

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:

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 30th day of October, 2020.

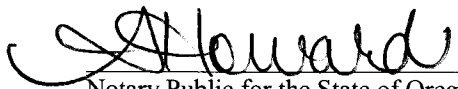


Kyle Winship

State of Oregon } ss
County of Klamath }

On this 30th day of October, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Kyle Winship, 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
Commission Expires: 10/1/2023

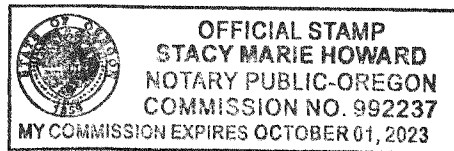


EXHIBIT 'A'

File No. 412730AM

PARCEL 1

All of Lot 52 of FAIR ACRES SUBDIVISION NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcel as set out in Deed from Melvin Floyd Brewster et ux, to Hiram S. Brewster, as grantee; said deed dated June 13, 1945 and recorded September 4, 1945 in Book 179 at page 438 of Deed Records of Klamath County, Oregon, to wit: A strip of land 14 feet 2 inches off the North side of Lot 52, and a strip of land 45 feet, 10 inches off the South side of Lot 53, both of said strips extended by parallel lines from the East side line of Kane Street to the Northwest line of the Enterprise Irrigation District Canal and all of said lands being and lying in FAIR ACRES SUBDIVISION NUMBER ONE. Also Excepting therefrom the Westerly 5 feet thereof conveyed to Klamath County for road purposes in Volume 349 at page 474, Deed Records of Klamath County, Oregon.

PARCEL 2

All that portion of Lot 53 of FAIR ACRES SUBDIVISION NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southeasterly of the Enterprise Irrigation District Canal.