



2020-014616

Klamath County, Oregon

11/10/2020 08:48:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Denis P. Hickey

P. O. Box 1022

Merrill, OR 97633

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

Denis P. Hickey

P. O. Box 1022

Merrill, OR 97633

File No. 388688AM

STATUTORY WARRANTY DEED

Ralph Daniel Stearns,
as Trustee of the Ralph Daniel Stearns Trust, dated July 22, 2016 and his Successors in Trust,

Grantor(s), hereby convey and warrant to

Denis P. Hickey,

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 tract of land situated in the NE1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North one fourth corner of said Section 10, said point being monumented by a 1" x 30" iron pin at the intersection of the County roads as established in 1906 and described in Commissioners Journal IV, pages 197 and 225, Klamath County Records; thence South 89°18'00" East along the centerline of the County road marking the North line of said Section 10 as described in said road records a distance of 299.24 feet to a 5/8" x 30" iron pin; thence South 11°06'10" East a distance of 610.36 feet to a 5/8" x 30" iron pin; thence South 09°36'40" East a distance of 594.00 feet to a 5/8" x 30" iron pin in an existing fence line; thence South 22°57'50" East following said fence line a distance of 814.80 feet to a 5/8" x 30" iron pin; thence following said fence line South 44°26'40" East to the East-West centerline of said Section 10; thence Westerly along the East-West centerline of said Section 10 to the center one-fourth corner of said Section 10; thence Northerly along the North-South centerline of said Section 10 to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed recorded April 12, 1909 in Volume 28, page 109 Deed Records of Klamath County.

The true and actual consideration for this conveyance is \$400,000.00.

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:

87

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 9th day of Nov., 2020

The Ralph Daniel Stearns Trust

By: Ralph Daniel Stearns
Ralph Daniel Stearns, Trustee

State of OR } ss
County of KLAMATH

On this 9th day of Nov., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Ralph Daniel Stearns, Trustee of The Ralph Daniel Stearns Trust, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH CO.
Commission Expires: 8-30-21

