



2020-014982

Klamath County, Oregon

11/16/2020 03:17:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Devon A. Loukas and David D. Loukas

2550 Hawkins St.

Klamath Falls, OR 97601

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

Devon A. Loukas and David D. Loukas

2550 Hawkins St.

Klamath Falls, OR 97601

File No. 403537AM

### STATUTORY WARRANTY DEED

**William Hawthorne and Staci Hawthorne, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Devon A. Loukas and David D. Loukas, as Tenants in Common,**

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:

**Lot 1 in Block 7 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH a parcel of land situated in the SW1/4 of the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2 of Block 7 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:**

**Beginning at the Northeasterly corner of said Lot 2, thence along the Southerly right of way line of Hanks Street South 47°21'19" West a distance of 21.68 feet; thence leaving said right of way line South 41°45'48" East a distance of 45.91 feet to a point on the Easterly line of said Lot 2; thence North 16°38'57" West a distance of 51.07 feet, more or less, to the point of beginning, bearings being based on County Survey 5951.**

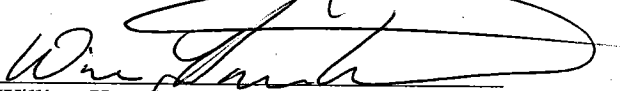
The true and actual consideration for this conveyance is \$330,000.00.

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:

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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.

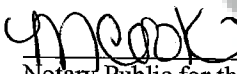
Dated this 13 day of November, 2020

  
William Hawthorne

  
Staci Hawthorne

State of Oregon } ss  
County of Klamath }

On this 13 day of November, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared William Hawthorne and Staci Hawthorne, 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 Falls  
Commission Expires: 3/15/22

