



2020-015878

Klamath County, Oregon

12/07/2020 12:35:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Paul A. Hart and Melissa B. Hart

PO Box 177

Keno, OR 97627

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

Paul A. Hart and Melissa B. Hart

PO Box 177

Keno, OR 97627

File No. 415608AM

STATUTORY WARRANTY DEED

Lee Pecor and Dawn Nye, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Paul A. Hart and Melissa B. Hart, as Tenants by the Entirety,

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 portion of land situated in the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway at a stake which is South 135 feet and South 61 degrees 56' West 748 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 61 degrees 56' West 214 feet along the Southerly line of said Highway to a stake; thence South 1612 feet, more or less, to a stake on the Northerly right of way line of the Weyerhaeuser logging railroad; thence North 54 degrees 12' East along said Northerly right of way line of said Weyerhaeuser logging railroad to a stake due South from the point of beginning; thence North 1576.9 feet to the place of beginning.

ALSO INCLUDING that portion more particularly described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway known as the Green Springs Highway at a stake which is South 135 feet from the quarter section common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Southwesterly along the South line of said Highway 983 feet to a point for the point of beginning; thence Northeasterly along the Southerly line of said highway 21 feet to a point which is the Northeasterly corner of a parcel of land described in a deed from B. E. Kerns and Clara Kerns, his wife, to Theodore Zarosinski and Anna Zarosinski, his wife, dated the 27th day of December 1944, and recorded the 28th day of February 1945, in Volume 173, Deed Records of Klamath County, Oregon, at page 509; thence South along the Easterly line of said tract, a distance of 68 feet to a point; thence Northwesterly 69 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$320,000.00.

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:

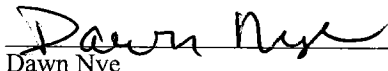
87

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 4th day of Dec., 2020.



Lee Pecor



Dawn Nye

State of Oregon } ss
County of Klamath }

On this 4th day of December, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Lee Pecor and Dawn Nye, 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: 8-30-21

