



THIS SPACE RESERVED FOR

2021-001014

Klamath County, Oregon

01/22/2021 10:18:01 AM

Fee: \$97.00

After recording return to:

Scott Friesen and Keri Friesen

3191 Normil Terrace

Medford, OR 97504

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

Scott Friesen and Keri Friesen

3191 Normil Terrace

Medford, OR 97504

File No. 433084AM

STATUTORY WARRANTY DEED

**Denis P. Hickey and Denis J. Hickey,
with Rights of Survivorship as to Parcels 1 and 2**

**Denis J. Hickey and Denis P. Hickey
as to Parcels 3, 4 and 5,**

Grantor(s), hereby convey and warrant to

Scott Friesen and Keri Friesen, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$110,000.00.

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 18 day of Jan 2021.

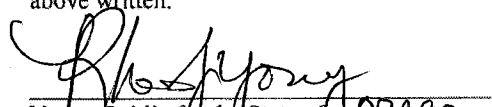

Denis J. Hickey

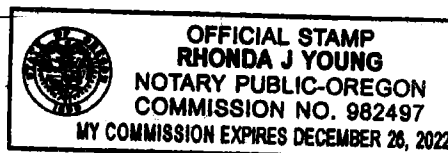

Denis P. Hickey

State of Oregon } ss
County of Jackson

On this 18 day of Jan, 2021, before me, Rhonda J. Young a Notary Public in and for said state, personally appeared Denis J. Hickey, 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.

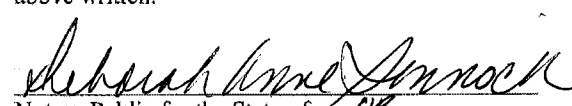

Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12-26-22



State of OR } ss
County of Clatsop

On this 21st day of JAN, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Denis P. Hickey, 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 OR
Residing at: Clatsop Co.
Commission Expires: 8-30-21

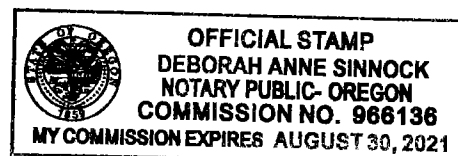


EXHIBIT "A"

433084AM

PARCEL 1:

Starting from the Northwest corner of the NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. thence South 89°50' East a distance of 596.39 feet; thence South a distance of 73.26 feet to an iron pin, the point of beginning; thence South, a distance of 75 feet to an iron pin; thence South 82°53'38" East, a distance of 160.70 feet to an iron pin; thence North 6°13'20" East, a distance of 74.30 feet to an iron pin; thence continuing Northerly, on the Westerly side of the County Road, along a curve right having a radius of 746.20 feet, a distance of 11.18 feet to an iron pin; thence North 86°38' 13" West a distance of 169.11 feet more or less to the point of beginning.

PARCEL 2:

Starting from the Northwest corner of the NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County Oregon, thence South 89°50' East, a distance of 596.39 feet; thence South a distance of 148.26 feet to an iron pin, the point of beginning; thence South, a distance of 75 feet to an iron pin; thence South 80°37'11" East a distance of 151.61 feet to an iron pin; thence Northerly, on the Westerly side of the County Road, along a curve left having a radius of 543 feet, a distance of 35.80 feet to an iron pin; thence North 6°13'20" East a distance of 44.66 feet to an iron pin; thence North 82°53'38" West a distance of 160.70 feet more or less to the point of beginning.

PARCEL 3:

A portion of the NE1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; thence South a distance of 73.70 feet to an iron pin, the point of beginning; thence South a distance of 75 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North; a distance of 75 feet to an iron pin; thence West a distance of 148.28 feet, more or less, to the point of beginning.

PARCEL 4:

A portion of the NE1/4 SW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; thence South a distance of 148.70 feet to an iron pin, the point of beginning; thence South a distance of 75 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North; a distance of 75 feet to an iron pin; thence West a distance of 148.28 feet, more or less, to the point of beginning.

PARCEL 5:

The W1/2 of the following described property in TRACT #28 of Pine Cone Addition:

Starting from the Northwest corner NE1/4 SW/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89 degrees 50' East a distance of 448.11 feet; to an iron pin, the point of beginning; thence South a distance of 73.70 feet to an iron pin; thence East a distance of 148.28 feet to an iron pin; thence North a distance of 73.26 feet to an iron pin; thence North 89 degrees 50' West a distance of 148.28 feet, more or less, to the point of beginning.