



2021-003001

Klamath County, Oregon

03/01/2021 01:29:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Ana Romero

8333 Hwy 140 E

Klamath Falls, OR 97603

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

Ana Romero

8333 Hwy 140 E

Klamath Falls, OR 97603

File No. 432807AM

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### STATUTORY WARRANTY DEED

**Haskett LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Ana Romero,**

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 \$275,000.00.

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 26<sup>th</sup> day of February, 2021.

Haskett LLC

By: Todd R. Greer, MEMBER

Todd R. Greer, Member

State of Oregon } ss  
County of Josephine

On this 26<sup>th</sup> day of February, 2021, before me, Susan Robison a Notary Public in and for said state, personally appeared Todd R. Greer, Member of Haskett LLC, 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.

Susan Robison

Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 1-26-24



## EXHIBIT "A"

432807AM

Lots 15 and 22, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a portion of Lot 21, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 21; thence North 89° 56' East, along the North line of said Lot 21, a distance of 62.60 feet; thence South 02° 45' 16" East, a distance of 62.84 feet to a point on the Southerly line of said Lot 21; thence North 60° 34' West, along the Southerly line of said Lot 21, a distance of 10.46 feet to the Southwest corner of said Lot 21; thence North 46 ° 08' West, along the Westerly line of said Lot 21, a distance of 80.00 feet to the point of beginning.

EXCEPTING therefrom that portion of the above described premises conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded October 14, 1971 in Volume M71, page 10814, Microfilm Records of Klamath County, Oregon

ALSO

A portion of Lots 23 and 24, HIGHLAND PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 23; thence North 45° 12' 58" West along the Westerly line of said Lot 23, 76.44 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289" said point representing the Southwest corner of that 30 foot wide strip of land described in Volume M98, Page 25753, Microfilm Records of Klamath County, Oregon; thence along the Southerly boundary of said 30 foot wide strip, North 37° 53' 50" East, 121.28 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289" said point being on the Northerly line of Lot 24; thence along the Northerly line of Lot 24, North 89° 56' 22" East, 106.76 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289"; thence leaving the Northerly line of said Lot 24, and bearing South 0° 00' 00" West, 149.50 feet to a 1/2 inch diameter rebar with plastic cap stamped "LS1289", said point being on the Southerly line of Lot 23; thence along the Southerly line of Lot 23, South 89 ° 55' 26" West, 127.00 feet to the point of beginning.