



THIS SPACE RESERVED FOR

2021-003374
Klamath County, Oregon
03/05/2021 02:29:02 PM
Fee: \$92.00

After recording return to:
Tyler J. Hill and Leticia M. Hill
9770 E. Langell Valley Rd
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Tyler J. Hill and Leticia M. Hill
9770 E. Langell Valley Rd
Bonanza, OR 97623
File No. 402268AM

STATUTORY WARRANTY DEED

JK Virginia Kent, also known as Virginia J. Kent, also known as Virginia Jean Kent ~~is to parcels 1 through 6/~~
~~any~~

Grantor(s), hereby convey and warrant to

JK Tyler J. Hill and Leticia M. Hill, *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 Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

- 3913-00000-02100
- 3913-00000-02300
- 3913-02900-01100
- 3913-03100-01200

The true and actual consideration for this conveyance is \$1,017,000.00.
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:

OK

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.

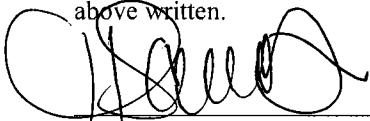
Dated this 4 day of March 2021

Virginia Jean Kent
Virginia Jean Kent

State of Oregon } ss
County of Klamath }

On this 4 day of March, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Virginia Jean Kent, 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 OR
Commission Expires: 12/17/2021

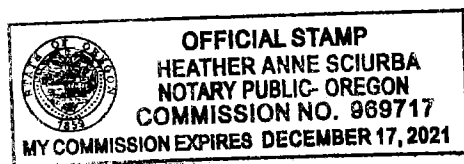


EXHIBIT 'A'

PARCEL 1:

TRACT A: The Northwest quarter of the Southeast quarter of Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 30 feet of the Northwest quarter of the Southeast quarter of Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying North of Gerber Road.

ALSO EXCEPTING THEREFROM all that portion lying Southerly of Gerber Road.

TRACT B: The East half of the Southeast quarter and that portion of the Northwest quarter of the Southeast quarter lying Southerly of Gerber Road.

EXCEPTING THEREFROM a parcel of land situated in Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as that portion of the NE1/4 SE1/4 lying Northwest of Gerber Road; reference Klamath County Property Line Adjustment 13-00.

TOGETHER WITH a parcel of land situated in Section 31, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as that portion of the SE1/4 NE1/4 lying Southeast of Gerber Road; reference Klamath County Property Line Adjustment 13-00.

PARCEL 2:

W1/2 of the SW1/4, SE1/4 of the SW1/4, and SW1/4 of the SE1/4, of Section 29, Township 39 South, Range 13, East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3:

Government Lot 3, Section 5, Township 40 South, Range 14 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 4:

Government Lot 4, Section 5, Township 40 South, Range 14 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 5:

NW1/4 of the NE1/4, NW1/4, N1/2 of the SW1/4, and SE1/4 of the SW1/4 all of Section 32, Township 39 South, Range 13 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 6:

SW1/4 of the SW1/4 of Section 32, Township 39 South, Range 13 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.