



2021-003525

Klamath County, Oregon

03/09/2021 10:22:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Hannah Levine

41711 Outpost Rd.

Chiloquin, OR 97624

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

Hannah Levine

41711 Outpost Rd.

Chiloquin, OR 97624

File No. 443022AM

STATUTORY WARRANTY DEED

Dayton O. Hyde, Jr., Trustee of the Virginia M. Jayne Resulting Trust from Gerda V. Hyde Revocable Trust, UAD August 30, 2017,

Grantor(s), hereby convey and warrant to

Hannah Levine,

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 \$85,400.00.

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 8th day of March, 2021.

The Virginia M. Jayne Resulting Trust from Gerda V. Hyde Revocable Trust

By: Dayton O. Hyde, Jr.

Dayton O. Hyde, Jr., Trustee

State of OR } ss
County of Klamath

On this 8th day of May, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Dayton O. Hyde, Jr., Trustee of the Virginia M. Jayne Resulting Trust from Gerda V. Hyde Revocable Trust, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

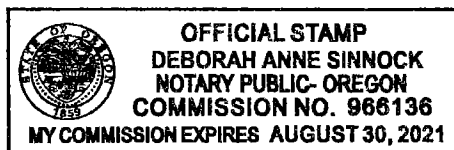


EXHIBIT "A"

443022AM

PARCEL 1:

A portion of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 296 feet Southeasterly along South side of Schonchin Street from Southeast intersection of Schonchin Street and Third Avenue in Chiloquin, Southeasterly 110 feet; thence South approximately South 27° 00' West 80 feet; thence Northwest and parallel with Schonchin Street 110 feet; thence North 27° 00' East 80 feet to the point of beginning.

PARCEL 2:

All that portion of the SW1/4 of the SE1/4 of the SE1/4 of Section 34 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning South 63° 08' East 186 feet and South 26 degrees 52' West 80 feet from the Northeast corner of Lot 1 of Block 7, CHILOQUIN TOWNSITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South 63° 08' East 110 feet; thence South 26° 52' West 40 feet; thence North 63° 08' West 110 feet; thence North 26 ° 52' East 40 feet to the point of beginning.

PARCEL 3:

All that portion of the SW1/4 SE1/4 SE1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southeasterly line of 4th Avenue in Chiloquin Townsite, which bears South 63° 08' East 186.0 feet and South 26° 52' West 120.0 feet from the Northeasterly corner of Lot 1, Block 7, said Chiloquin Townsite; thence South 63° 08' East a distance of 110.0 feet; thence South 26° 52' West a distance of 40.0 feet; thence North 63° 08' West a distance of 110.0 feet to the Southeasterly line of 4th Avenue; thence North 26° 52' East along said line a distance of 40.0 feet to the point of beginning.

PARCEL 4:

All that portion of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 34 in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Section 34 bearing West 824.1 feet from the Southeast corner thereof; thence North 26° 52' East, 135.0 feet to the Southerly line of Schonchin Street; thence North 63° 8' West along said line 40 feet to an alley; thence South 26° 52' West along said alley 150.0 feet to the section line; thence East 44.8 feet to the point of beginning.