



THIS SPACE RESERVED FOR R

2021-005400

Klamath County, Oregon

04/09/2021 02:38:00 PM

Fee: \$92.00

After recording return to:

Anthony Hubble

8029 Hwy 66

Klamath Falls, OR 97601

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

Anthony Hubble

8029 Hwy 66

Klamath Falls, OR 97601

File No. 434014AM

### STATUTORY WARRANTY DEED

**Rick M. Hubble and Dena J. Hubble,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Anthony Hubble,**

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'**

The true and actual consideration for this conveyance is \$230,000.00.

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 7<sup>th</sup> day of April, 2021

  
Rick M. Hubble

  
Dena J. Hubble

State of Arizona } ss  
County of Maricopa }

On this 7<sup>th</sup> day of April, 2021, before me, Madison Nielsen a Notary Public in and for said state, personally appeared Rick M. Hubble and Dena J. Hubble, 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 Arizona  
Residing at: 18519 W. Williams Rd. Surprise, Az, 85387  
Commission Expires: 04/15/2023



MADISON NIELSEN  
Notary Public - Arizona  
Maricopa Co. / #562883  
Expires 04/15/2023

EXHIBIT 'A'

A portion of the SW1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant Southwesterly along said line of Highway 377.9 feet from the intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highway 100 feet to the Southwesterly corner of property herein conveyed; thence North 35° West a distance of 400 feet; thence Northeasterly and parallel to the said line of Highway, to the North line of the SW1/4 NW1/4; thence Easterly along the North line of the SW1/4 NW1/4 of Section 23, to a point North 35° West of the point of beginning, said point being the Northwesterly corner of the property conveyed to Willard L. Johnson, et ux, by Deed recorded on page 136 of Volume 323, Deed Records of Klamath County, Oregon; thence South 35° East along the Southwesterly line of said Johnson property to the point of beginning.