



2021-006364

Klamath County, Oregon

04/22/2021 01:30:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Bradley Hadwick and Dena Hadwick

10671 Tingley Lane

Klamath Falls, OR 97603

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

Bradley Hadwick and Dena Hadwick

10671 Tingley Lane

Klamath Falls, OR 97603

File No. 454938AM

STATUTORY WARRANTY DEED

Falcon Heights Condominium Association, Inc. an Oregon Non-Profit Corporation,

Grantor(s), hereby convey and warrant to

Bradley Hadwick and Dena Hadwick, 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 \$255,359.31.

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 21st day of April, 2021.

Falcon Heights Condominium Association

By: Kelly Fry
Kelly Fry, Board Chairman

State of OR } ss
County of Klamath

On this 21st day of Apr, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Kelly Fry, Board Chairman for Falcon Heights Condominium Association, Inc., 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

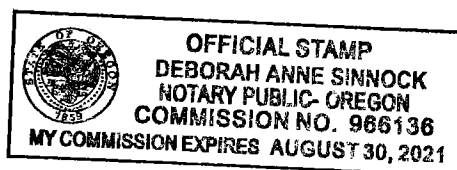


EXHIBIT "A"

454938AM

Beginning at the section corner common to Sections 29, 28, 32 and 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the section line 1346.72 feet to a point; thence North 89°13' East 499.28 feet to a 3/8" iron pipe as per recorded Survey No. 328 in 1964 by Archie D. Corzatt; thence South 18°59' East 640.20 feet to a point; thence South 40°11' East 387.80 feet to a point; thence South 27°58'20" East 452.15 feet to a point; henceforth referred to as Point No. 1 which is the point of beginning; thence South 27°58'20" East 252.20 feet to a point; thence South 82°57'20" East 831.95 feet to a point; thence South 32°08'20" East 633.45 feet to a point; thence South 70°52'40" East 384.80 feet to a point; thence South 20°04'40" East 363.00 feet to a point; thence West along the 1/16 line 1573.0 feet to a point; thence South to a point which is the Southwest 1/16 corner of Section 33; thence West along the South section line of Section 33 to a point that is 1030 feet East of the section corner of Sections 32, 33, 4 and 5, Township 39 South, Range 9 East of the Willamette Meridian and Township 40 South, Range 9 East of the Willamette Meridian; thence North 460.0 feet to a point; thence West 500.00 feet to a point; thence North 882.29 feet to a point; thence West 530.00 feet to a point on the West line of Section 33 that is 1342.29 feet North of the section corner of Sections 32, 33, 5 and 4, Township 39 South, Range 9 and Township 40 South, Range 9 East of the Willamette Meridian; thence North along the West section line of Section 33 to a point that is the West quarter corner of Section 33; thence East along the quarter line to Point No. 1 which is the point of beginning.

SAVING AND EXCEPTING any portion lying within any roads or highways.

FURTHER EXCEPTING that portion deeded to Chavez in Deed Volume 69 on Page 344-1 and Deed Volume 69, Page 344-3, Records of Klamath County, Oregon.

ALSO FURTHER EXCEPTING that portion deeded to Klamath Irrigation District in Deed Volume M-78 on Page 29044, Microfilm Records of Klamath County, Oregon.

LESS that portion deeded to the United States of America for the No. 20-E Drain, recorded January 9, 1933 in Book 99 at Page 332, Deed Records of Klamath County, Oregon.