



2021-006799

Klamath County, Oregon

04/30/2021 01:53:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jeffrey Brant and Kris Brant

5408 NE 199th Ave.

Vancouver, WA 98682

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

Jeffrey Brant and Kris Brant

5408 NE 199th Ave.

Vancouver, WA 98682

File No. 454025AM

STATUTORY WARRANTY DEED

Jerald F. Hatch and Lawana C. Hatch, Trustees, or their successors in trust, under the HATCH FAMILY LIVING TRUST, dated January 11, 2011 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Jeffrey Brant and Kris Brant, 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:

The South 450 feet of the North 900 feet measured perpendicular to the North Line of the Northeast Quarter of the Southeast Quarter of Section 4, Township 34 South, Range 7 East, Willameter Meridian, lying Easterly of the Center Thread of Spring Creek and Westerly of Highway No. 97

The true and actual consideration for this conveyance is \$132,500.00.

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 19 day of April, 2021

Hatch Family Living Trust

LaWana C Hatch
LaWana C. Hatch, Trustee

State of Utah ss.
County of Washington

On this 29 day of April, 2021, before me, Jeri Sue Stewart a Notary Public in and for said state, personally appeared LaWana C. Hatch known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Hatch Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jeri Sue Stewart
Notary Public for the State of Utah
Residing at: Santa Clara, UT
Commission Expires: 4/1/23

