



After recording return to:
Thomas A. Searles and Michele L. Searles
P.O. Box 1505
Sandy, OR 97005

Until a change is requested all tax statements shall be sent to the following address:
Thomas A. Searles and Michele L. Searles
P.O. Box 1505
Sandy, OR 97005

File No.: 7012-3729737 (BB)
Date: April 22, 2021

THIS SPACE RESERVED FOR RECORD

2021-006959

Klamath County, Oregon

05/04/2021 12:15:00 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Donald E. Hjort, Grantor, conveys and warrants to **Thomas A. Searles and Michele L. Searles**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

East half of the Southeast quarter of the Southeast quarter of the Northwest quarter, Section 13, Township 23, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$80,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 3729737-68

APN: 0000

Statutory Warranty Deed
- continued

File No.: 7012-3729737 (BB)

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 3rd day of May, 2021.

Donald E Hjort
Donald E. Hjort

STATE OF Washington)
County of Clark)ss.
)

This instrument was acknowledged before me on this 3 day of May, 2021
by **Donald E. Hjort**.



Misty E Harms
Notary Public for Washington
My commission expires: 02/25/2024