



2021-008935
Klamath County, Oregon
06/07/2021 08:50:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Colton Sargent and Haily Sargent
12211 Buesing Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Colton Sargent and Haily Sargent
12211 Buesing Rd
Klamath Falls, OR 97603
File No. 451233AM

STATUTORY WARRANTY DEED

David D. Hill and Sandra A. Hill, as Tenants by the Entirety as to a portion of the herein described property

David Hill and Sandra Hill, as Tenants by the Entirety as to the remainder,

Grantor(s), hereby convey and warrant to

Colton Sargent and Haily Sargent, 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:

All that portion of Government Lot 2 and the SW1/4 NW1/4 of Section 35 lying Northeasterly of the Great Northern Railroad Right of Way, all in Township 40 South, Range 10, East of the Willamette Meridian.

EXCEPTING THEREFROM that portion conveyed to the United States of America, by an instrument recorded May 21, 1910 in Deed Volume 29, page 213, Deed Records of Klamath County, Oregon, for Stukel Lateral and Trayner Lateral over NW1/4 NW1/4 of Section 35 and NE1/4 NE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the Southwest quarter of the Northwest quarter of Section 35, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

That portion of said Southwest quarter of the Northwest quarter lying Northeasterly of the centerline of the U.S. Bureau of Reclamation D-3-A Irrigation Lateral.

Per Property Line Adjustment 15-07.

TOGETHER WITH a tract of land being a portion of Parcel 2 of Land Partition 29-04 situated in the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter of Section 35, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon and being more particularly described as follows;

That portion of said Parcel 2 lying Southwesterly of the centerline of the U.S. Bureau of Reclamation D-3-A Lateral.

Per Property Line Adjustment 15-07

The true and actual consideration for this conveyance is \$328,000.00.

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:

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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 June, 2021.

David D. Hill
David D. Hill

Sandra A. Hill
Sandra A. Hill

State of Oregon } ss
County of Klamath }

On this 3rd day of June, 2021, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared David D. Hill and Sandra A. Hill, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

