



THIS SPACE RESERVED FOR

2021-012560

Klamath County, Oregon

08/17/2021 01:54:00 PM

Fee: \$87.00

After recording return to:

Robert Harman Cooper

2515 Wiard St.

Klamath Falls, OR 97603

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

Robert Harman Cooper

2515 Wiard St.

Klamath Falls, OR 97603

File No. 479588AM

STATUTORY WARRANTY DEED

Debra Lynn Hodges and Bonnie Jean Cannon, with right of survivorship,

Grantor(s), hereby convey and warrant to

Robert Harman Cooper,

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 the NW1/4 SE1/4 of Section 2, in Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning 30 feet South and 20 feet East of the center of said Section 2, thence East along the South line of the Lakeview Highway, 162.5 feet; thence South and at right angles to said highway line 780 feet; this said last mentioned point being the point of beginning of the boundaries of the tract to be herein described; thence continuing South 70 feet to a point; thence running Westerly and parallel to said Highway line 162.5 feet to a point; thence running Northerly and at right angles to said Highway line 70 feet to a point; thence running Easterly and parallel to said Highway line 162.5 feet to the said point of beginning being a portion of Lot 1 of KIELSMEIER ACRE TRACTS.

The true and actual consideration for this conveyance is \$190,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 12 day of Aug 2021.

Debra Lynn Hodges
Debra Lynn Hodges

Bonnie Jean Cannon
Bonnie Jean Cannon

State of Oregon } ss
County of Klamath }

On this 12 day of August, 2021, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Debra Lynn Hodges and Bonnie Jean Cannon, 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.

Heather Anne Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17 2021

