



THIS SPACE RESERVED FOR

2021-014701
Klamath County, Oregon
09/28/2021 02:16:01 PM
Fee: \$92.00

After recording return to:

Leslie S. Hasvold

11565 Eagle Peak Dr.

Sparks, NV 89441

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

Leslie S. Hasvold

11565 Eagle Peak Dr.

Sparks, NV 89441

File No. 481763AM

STATUTORY WARRANTY DEED

Aime Bourget and Patricia Bourget, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Leslie S. Hasvold,

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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$455,000.00.

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

02

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 Sep, 2021.

Aime Bourget
Aime Bourget

Patricia Bourget
Patricia Bourget

State of Oregon } ss
County of Klamath }

On this 3rd day of September, 2021, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Aime Bourget and Patricia Bourget, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

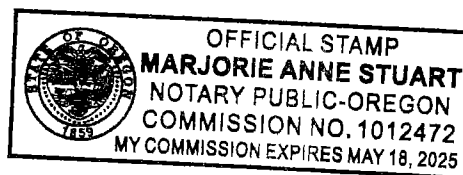


EXHIBIT 'A'

File No. 481763AM

Parcel 1:

Lot 6, Block 35, Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in the Northerly portion of said Lot 6 being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 6; thence along the most Easterly line of said Lot 6 South 33°24'18" East 11.90 feet to a 1/2 inch iron pin; thence South 58°15'58" West 69.77 feet to a 1/2 inch iron pin on the Westerly line of said Lot 6; thence along said Westerly line of Lot 6 North 07°46'11" West 10.94 feet to the Northerly line of said Lot 6; thence along said Northerly line North 56°35'42" East 65.00 feet to the point of beginning.

Parcel 2:

Lot 8, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES according to the official plat thereof on file in the records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in the Northerly portion of Lot 8 of said block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence North 56°35'42" East along the Northerly line of said Lot 8, 135.00 feet to the most Northerly corner of said Lot 8; thence South 49°07'22" East along the Northeasterly line of said Lot 8, 22.56 feet; thence leaving said Northeasterly line of Lot 8, South 58°15'58" West, 159.47 feet, to a 1/2 inch iron pin on the Westerly line of said Lot 8; thence North 13°35'00" East along said Westerly line of Lot 8, 25.02 feet to the point of beginning.

Parcel 3:

Lot 7, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a parcel of land situated in the Northerly portion of said Lot 7, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the most Northerly corner of said Lot 7; thence South 36°49'11" East along the most Easterly line of said Lot 7, 19.89 feet; thence leaving said Easterly line of Lot 7, South 58°15'58" West, 273.02 feet to a 1/2 inch iron pin on the line common to Lots 6 and 7; thence North 33°24'18" West along said line common to Lots 6 and 7, 11.90 feet to the Northerly line of said Lot 7; thence North 56°35'42" East along said Northerly line of Lot 7, 273.93 feet to the point of beginning.

TOGETHER WITH a parcel of land situated in the Northerly portion of Lot 8 of said block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence North 56°35'42" East along the Northerly line of said Lot 8, 135.00 feet to the most Northerly corner of said Lot 8; thence South 49°07'22" East along the Northeasterly line of said Lot 8, 22.56 feet; thence leaving said Northeasterly line of Lot 8, South 58°15'58" West, 159.47 feet, to a 1/2 inch iron pin on the Westerly line of said Lot 8; thence North 13°35'00" East along said Westerly line of Lot 8, 25.02 feet to the point of beginning.