



2021-015221
Klamath County, Oregon
10/08/2021 02:06:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert Gary Carton and Misty Breeze Carton

13623 Shamrock Lane

Klamath Falls, OR 97603

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

Robert Gary Carton and Misty Breeze Carton

13623 Shamrock Lane

Klamath Falls, OR 97603

File No. 494658AM

STATUTORY WARRANTY DEED

Andrew P. Hoskins and Treva M. Hoskins, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Robert Gary Carton and Misty Breeze Carton, 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:

A parcel of land situated in Lot 5, Block 6, Tract 1083, CEDAR TRAILS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Southwest corner of said Lot 5, Block 6; thence North 00°02'50" West 252.56 feet along the West line of Lot 5, Block 6, to a point; thence North 89°49'25" East 345.00 feet to a point on the East line of Lot 5, Block 6; thence South 00°02'50" East 252.59 feet along the East line of Lot 5, Block 6 to 1/2" iron pin at the Southeast corner of Lot 5, Block 6; thence South 89°49'42" West 345.00 feet along the South line of Lot 5, Block 6 to the point of beginning.

TOGETHER WITH an undivided 1/3 interest in that well, pump and pumphouse located on Parcel 2, Lot 5, Block 6, Tract 1083, CEDAR TRAILS, along with access to said well as set forth in Quitclaim Deed recorded September 21, 1979 in Book M79, page 22533, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$350,000.00.

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 6 day of October, 2021.

Andrew P. Hoskins
Andrew P. Hoskins

Treva M. Hoskins
Treva M. Hoskins

State of Oregon } ss
County of Klamath }

On this 6 day of October, 2021, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Andrew P. Hoskins and Treva M. Hoskins, 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.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-28-25

