



2021-015298
 Klamath County, Oregon
 10/12/2021 11:58:01 AM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kenneth W. Bouchet

1916 Pine Grove Rd.

Klamath Falls, OR 97603

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

Kenneth W. Bouchet

1916 Pine Grove Rd.

Klamath Falls, OR 97603

File No. 483289AM

STATUTORY WARRANTY DEED

Debra Sue Hagen, as Trustee of the Hagen Joint Revocable Living Trust under agreement dated December 7, 2016,

Grantor(s), hereby convey and warrant to

Kenneth W. Bouchet,

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 in the Northeast quarter of the Northwest quarter of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point marked with a 3/4 inch steel rod on the Easterly right of way of the County Road (Pine Grove Road) which point bears South 854.93 feet and West 1,281.6 feet from the quarter corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence Northeasterly along a curve of said right of way boundary of said County Road a distance of 225.38 feet (the long chord of said curve bears North 31° 02' East, 214.59 feet); thence continuing along said right of way boundary North 61° 58' East, 58.89 feet; thence Southerly to a point which lies North 89° 55' East 167 feet from the East right of way of Pine Grove Road; thence South 89° 55' West, 167 feet to the East right of way of Pine Grove Road; thence North 0 06' East, 133.6 feet to the point of beginning.

The true and actual consideration for this conveyance is \$545,000.00.

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:

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 11 day of October, 2021

The Hagen Joint Revocable Living Trust under agreement dated December 7, 2016

By: Debra Sue Hagen
Debra Sue Hagen, Trustee

State of Oregon } ss.
County of Clatsop }

On this 11 day of October, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Debra Sue Hagen known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Hagen Joint Revocable Living Trust under agreement dated December 7, 2016, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

M Cook
Notary Public for the State of Oregon
Residing at Clatsop County
Commission Expires: 3/15/22

