



THIS SPACE RESERVED FOR

2021-015979
Klamath County, Oregon
10/22/2021 01:48:01 PM
Fee: \$87.00

After recording return to:

David Allen Hill

3619 Evergreen Point Rd

Medina, WA 98039

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

David Allen Hill

3619 Evergreen Point Rd

Medina, WA 98039

File No. 487290AM

STATUTORY WARRANTY DEED

SandyLee A. Phelps,

Grantor(s), hereby convey and warrant to

David Allen Hill,

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:

UNSURVEYED PARCEL 2 OF "LAND PARTITION 9-16", SITUATED IN A PORTION OF GOVERNMENT LOTS 3, 6, 11 AND 14 (NW 1/4) OF SECTION 3, T36S, R7EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE S01°55'51"W, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3, 2039.58 FEET; THENCE, LEAVING THE SAID NORTH-SOUTH LINE, WEST 424.00 FEET; THENCE N02°50'54"W 2039.15 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 3; THENCE N89°49'37"E 592.21 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 9-16" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

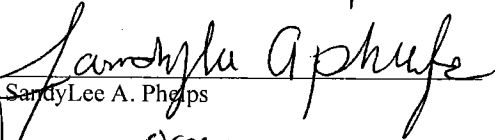
The true and actual consideration for this conveyance is \$70,000.00.

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 29 day of September, 2021


SandyLee A. Phelps

State of } ss Oregon

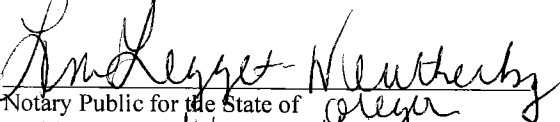
County of } Klamath

29th September 2021

* Lisa-Legget Weatherby

* SandyLee Phelps

On this day of , , before me, a Notary Public in and for said state, personally appeared , 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023

