

**2021-016298**

**Klamath County, Oregon**

**10/29/2021 08:32:01 AM**

**Fee: \$87.00**

**Return To:**



After Recording Return to:

**Cole Stuller  
6502 Michael Road  
La Pine, OR 97739**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**(same as above)**

**File No. DE15919/497686AM**

**STATUTORY WARRANTY DEED**

**Douglas J. Hankins and Renita J. Hankins, as tenants by the entirety,**

herein called grantor, convey(s) and warrant(s) to

**Cole Stuller, an unmarried man,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

A parcel of land situated in the N1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a point which lies South along the West line of Section 16 a distance of 312.0 feet from the West quarter corner of said Section 16; thence continuing South along the West line of said Section 16 a distance of 328 feet, more or less, to the South line of the N1/2 NW1/4 SW1/4 of said Section 16; thence East along said South line a distance of 312.0 feet, more or less, to the Southwest corner of parcel conveyed to Lawson W. Dempsey, et ux, by Deed Volume M67, page 5732; thence North along the West line of said Dempsey parcel a distance of 328 feet, more or less, to the Northwest corner thereof; thence West parallel to the North line of said NW1/4 SW1/4 a distance of 312.0 feet, more or less, to the point of beginning. TOGETHER WITH an easement for ingress and egress to and from said parcel over a strip of land 20 feet wide running from the North line of said NW1/4 SW1/4 to the North line of the above described parcel and lying adjacent to and East of the West line of said Section 16.

**(Account #136463, Map #2310016C001600)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$332,000.00.**

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, AND 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: October 18, 2021

By: Douglas J. Hankins  
Douglas J. Hankins

By: Renita J. Hankins  
Renita J. Hankins

STATE OF OREGON, County of Deschutes ) ss.

On October 18, 2021 personally appeared the above named **Douglas J. Hankins** and **Renita J. Hankins** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Nicole Marie Day  
Notary Public for Oregon

My commission expires: 1/31/25

Official Seal

