

FNT 60222107330-SW

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:
Robert Douglas Hall, Jr

GRANTEE'S NAME:
Carolyn A. Downey

AFTER RECORDING RETURN TO:
Order No.: 60222107330-SW
Carolyn A. Downey
3663 Christine Lane
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Carolyn A. Downey
3663 Christine Lane
Klamath Falls, OR 97603

3663 Christine Lane, Klamath Falls, OR 97603

2021-016703

Klamath County, Oregon

11/04/2021 03:49:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert Douglas Hall, Jr, Grantor, conveys and warrants to **Carolyn A. Downey**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FORTY-TWO THOUSAND AND NO/100 DOLLARS (\$242,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-2-21

Robert Douglas Hall, Jr by Brenda Lee Miller Atty In Fact
Robert Douglas Hall, Jr by Brenda Lee Miller as Attorney-in-Fact

State of Oregon

County of ²⁵ Clatsop

This instrument was acknowledged before me on 11-2-2021 by Brenda Lee Miller as Attorney-in-Fact for Robert Douglas Hall, Jr

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/8/22

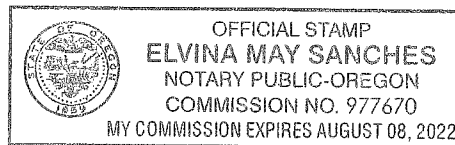


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southeast corner of the Northeast quarter of said Section 9; thence North $89^{\circ} 55' 00''$ West along the Southerly line of said Northeast quarter, 208.71 feet; thence leaving said Southerly quarter section line North $00^{\circ} 08' 00''$ East, 350.19 feet to the point of beginning for this description; thence continuing North $00^{\circ} 08' 00''$ East, 131.79 feet; thence South $89^{\circ} 52' 00''$ East, 188.71 feet; thence South $00^{\circ} 08' 00''$ West, 131.79 feet; thence North $89^{\circ} 52' 00''$ West, 188.71 feet to the point of beginning.