

RECORDING REQUESTED BY:
AmeriTitle
300 Klamath Ave, PO Box 5017
Klamath Falls, OR 97601

2021-017795
Klamath County, Oregon
11/30/2021 03:49:01 PM
Fee: \$87.00

AFTER RECORDING RETURN TO:
Order No.: WT0228124-JJ
Blake Bartak and Traci Bartak
40413 NE 142nd Avenue
Amboy, WA 98601

SEND TAX STATEMENTS TO:
Blake Bartak and Traci Bartak
40413 NE 142nd Avenue
Amboy, WA 98601

APN: 305324
Map: 3809-028CB-05100
507 N Eldorado Avenue, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Stephen E. Hilbert and Debbie P. Hilbert, Trustees of the Hilbert Family Trust, dated November 23, 1999, Grantor, conveys and warrants to **Blake Bartak and Traci Bartak, as tenants by the entirety,** 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:

Lot 16, Block 40, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$350,000.00)**. (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: 11/23/81

Hilbert Family Trust:

BY: [Signature]
Stephen E. Hilbert
Trustee

BY: [Signature]
Debbie P. Hilbert
Trustee

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on Nov 23 1999 by

Stephen E. Hilbert and Debbie P. Hilbert, Trustees of the Hilbert Family Trust, dated November 23, 1999

[Signature]
Notary Public - State of Oregon

My Commission Expires: August 30, 2024

