



2021-018035

Klamath County, Oregon

12/06/2021 09:00:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Sandra F. Hoskins

22770 Drazil Rd.

Malin, OR 97632

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

Sandra F. Hoskins

22770 Drazil Rd.

Malin, OR 97632

File No. 490362AM

STATUTORY WARRANTY DEED

**Jay M. Lang and Wendy A. Lang,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Sandra F. Hoskins,

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 situated in the NE1/4 NW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point in the centerline of the County Road, marking the Easterly boundary of the said NE1/4 NW1/4 of the said Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, as the same is now located and constructed and from which point the North quarter corner of the said Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, bears North 486.53 feet distant and running thence North 88° 34' West 325.80 feet; thence South and parallel with said County Road centerline, 514.27 feet, more or less, to a point in the center line of a drain ditch constructed along the line marking the Southerly boundary of the N1/2 S1/2 NE1/4 NW1/4; thence South 88° 59' East along said centerline of said drain ditch, 325.76 feet, more or less, to a point in the centerline of said County Road, thence North 511.90 feet, more or less, along said road centerline to said point of beginning.


EXCEPTING THEREFROM that portion thereof in Drazil Road (Demerritt Road).

The true and actual consideration for this conveyance is \$103,000.00.

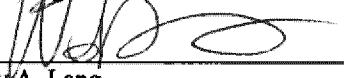
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 1 day of December, 2021.



Jay M. Lang



Wendy A. Lang

State of _____ } ss
County of _____ }

On this ____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Jay M. Lang and Wendy A. Lang, 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 _____
Residing at: _____
Commission Expires: _____

SEE CALIFORNIA ACKNOWLEDGMENT
ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

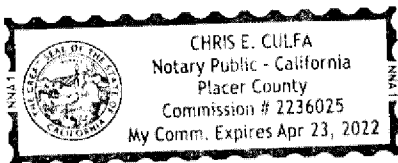
State of California)
County of PLACER)

On DECEMBER 1, 2021 before me, CHRIS E. CULFA, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer
personally appeared JAY M. LANG AND WENDY A. LANG
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Chris E. Culfa
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____