



THIS SPACE RESERVED FOR

**2022-005150**  
Klamath County, Oregon  
04/22/2022 02:10:01 PM  
Fee: \$97.00

After recording return to:

Daniel R. Hodges

304 S Charley Ave.

Chiloquin, OR 97624

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

Daniel R. Hodges

304 S Charley Ave.

Chiloquin, OR 97624

File No. 532974AM

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### STATUTORY WARRANTY DEED

**Charles C. Neely,**

Grantor(s), hereby convey and warrant to

**Daniel R. Hodges,**

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:

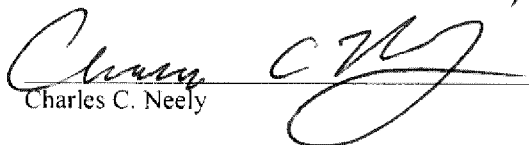
**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$239,000.00.

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.

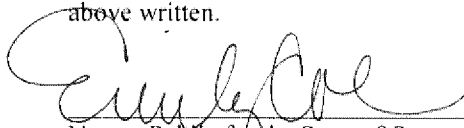
Dated this 18<sup>th</sup> day of APRIL, 2022

  
Charles C. Neely

State of Oregon } ss  
County of Klamath }

On this 18 day of April, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Charles C. Neely, 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 Falls OR  
Commission Expires: 9/27/2025



## EXHIBIT "A"

### PARCEL 1:

A tract of land situated in the SE1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and in the City of Chiloquin, being more particularly described as follows:

Beginning at a point from which a 5/8 inch pin at the intersection of the Southeasterly line of Lalakes Avenue and the Northeasterly line of Schonchin St. bears North 47° 21' East 603 feet and South 57° 30' East 176.3 feet; thence North 42° 39' West 200 feet to a point on the Southeasterly right of way of Klamath Lake Blvd.; thence Northeasterly along said right of way, North 47° 21' East 50 feet; thence leaving said right of way North 42° 39' West 200 feet to a point on the Northwesternly right of way of Charley Avenue; thence Southwesterly along said right of way South 47° 21' West 50 feet to the point of beginning.

Also known as Lot 106 of SPINKS SUBDIVISION, an unrecorded subdivision.

### PARCEL 2:

A tract of land situated in the SE1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and in the City of Chiloquin, being more particularly described as follows:

Beginning at a point from which a 5/8 inch pin at the intersection of the Southeasterly line of Lalakes Avenue and the Northeasterly line of Schonchin St. bears North 47° 21' East 603 feet and South 57° 30' East 176.3 feet; thence North 42° 39' West 200 feet to a point on the Southeasterly right of way of Klamath Lake Blvd.; thence Southwesterly along said right of way, South 47 degrees 21' West 50 feet; thence leaving said right of way South 42° 39' East 200 feet to a point on the Northwesternly right of way of Charley Avenue; thence Northeasterly along said right of way North 47° 21' East 50 feet to the point of beginning.

Also known as Lot 107 of SPINKS SUBDIVISION, an unrecorded subdivision.

### PARCEL 3:

The Southeast 100 feet of TRACT 108 of SPINKS SUBDIVISION, an unrecorded subdivision, being a portion of the SE 1/4 SW 1/4, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The Northwest 100 feet of TRACT 108 in Government Lot 8 (SPINKS SUBDIVISION), being a portion of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.