



2022-005854

Klamath County, Oregon

05/09/2022 09:21:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Harbor Isles Klamath LLC, an Oregon Limited  
Liability Company

23362 Wayfarer Ct.

Auburn, CA 95602

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

Harbor Isles Klamath LLC, an Oregon Limited  
Liability Company

23362 Wayfarer Ct.

Auburn, CA 95602

File No. 537600AM

### STATUTORY WARRANTY DEED

**Lisa Marie Hanscom,**

Grantor(s), hereby convey and warrant to

**Harbor Isles Klamath LLC, an Oregon Limited Liability Company,**

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 SW1/4 of Section 36, Township 38 South, Range 9 East of the  
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point located North 00° 16' West a distance of 17.79 feet from the Northeast corner of FIRST  
ADDITION TO MOYINA according to the duly recorded plat of said subdivision; thence North 00° 16'  
West a distance of 65.53 feet; thence North 89° 44' East a distance of 120.00 feet; thence South 42° 08' East  
a distance of 67.97 feet; thence South 47° 52' West a distance of 125.00 feet; thence North 42° 08' West a  
distance of 10.00 feet; thence Northwesterly on the arc of a 130.00 foot radius curve to the left a distance of  
58.17 feet to the point of reverse curve (L.C. bears North 54° 57' 06" West 57.68 feet); thence  
Northwesterly on the arc of a 30.00 foot radius curve (L.C. bears North 34° 01' 06" West- 33.33 feet) to the  
right a distance of 35.34 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$310,000.00.

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 4 day of May, 2022

Lisa Marie Hanscom  
Lisa Marie Hanscom

State of Oregon } ss  
County of Klamath }

On this 4 day of May, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Lisa Marie Hanscom, 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10/1/2023

