



THIS SPACE RESERVED FOR

2022-006597
Klamath County, Oregon
05/25/2022 01:41:01 PM
Fee: \$87.00

After recording return to:

Roy Hauser and Diane Hauser

2500 Riverbanks Rd.

Grants Pass, OR 97527

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

Roy Hauser and Diane Hauser

2500 Riverbanks Rd.

Grants Pass, OR 97527

File No. 532822AM

STATUTORY WARRANTY DEED

Tommy Donald Cobos and Carol F. Cobos, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Roy Hauser and Diane Hauser, as Tenants by the Entirety,

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:

That part of the S 1/2 N 1/2 SW 1/4 lying Easterly and Northerly of the Sprague River and Southwesterly of the Chiloquin-Sprague River Highway in Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3509-01100-02200 252693

3509-01100-01900 252657

The true and actual consideration for this conveyance is \$101,000.00.

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 23 day of May, 2022

Tommy Donald Cobos
Tommy Donald Cobos

Carol F. Cobos
Carol F. Cobos

State of Oregon } ss
County of Crook }

On this 23 day of May, 2022, before me, Ashley Lowell Borden a Notary Public in and for said state, personally appeared Tommy Donald Cobos and Carol F. Cobos, 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.

Ashley Lowell Borden
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: February 7, 2026

