



THIS SPACE RESERVED FOR

2022-008451

Klamath County, Oregon

07/12/2022 08:29:04 AM

Fee: \$87.00

After recording return to:

Robin L. Hill, Trustee

1260 University Dr.

Menlo Park, CA 94025

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

Robin L. Hill, Trustee

1260 University Dr.

Menlo Park, CA 94025

File No. 534073AM

STATUTORY WARRANTY DEED

Karen Ann Downey,

Grantor(s), hereby convey and warrant to

Robin L. Hill, Trustee of the Robin L. Hill Revocable Trust,

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 tract of land situated in the SW1/4 NE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the Northerly line of Pine Ridge Estates, said point being South 00° 12' 08" East 184.37 feet and South 89° 45' 22" East 661.43 feet from the Northwest corner of said SW1/4 NE1/4; thence North 40° 39' 08" West 50 feet; thence North 82° 14' 32" East 390.90 feet to the Westerly bank of the Williamson River; thence South 46° 49' 00" East along said bank 135.29 feet to the Northerly line of said Pine Ridge Estates; thence along the boundary of said Pine Ridge Estates North 89° 45' 22" West 190.09 feet, South 12° 27' 00" East 164.00 feet and North 61° 38' 22" West 339.40 feet to the point of beginning, with bearings based on Rainbow Park on the Williamson.

The true and actual consideration for this conveyance is \$218,000.00.

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 23rd day of May, 2022.


X _____
Karen Ann Downey

State of Arkansas } ss
County of Benton }

On this 23rd day of May, 2022, before me, Kathleen A. Porter a Notary Public in and for said state, personally appeared Karen Ann Downey, 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.

Kathleen A Porter
Notary Public for the State of Arkansas
Residing at: 816 Sand Street, Cave Springs, AR 72718
Commission Expires: 04/04/2029

KATHLEEN A PORTER Notary Public-Arkansas Benton County My Commission Expires 04-04-2029 Commission # 12707432
