



THIS SPACE RESERVED FOR

2022-008652

Klamath County, Oregon

07/15/2022 12:18:01 PM

Fee: \$92.00

After recording return to:

Jeremy Hardisty and Paula Hardisty

3014 1/2 Altamont Dr.

Klamath Falls, OR 97603

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

Jeremy Hardisty and Paula Hardisty

3014 1/2 Altamont Dr.

Klamath Falls, OR 97603

File No. 542927AM

STATUTORY WARRANTY DEED

Nasiha Hrnica,

Grantor(s), hereby convey and warrant to

Jeremy Hardisty and Paula Hardisty, 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:

PARCEL 1:

All that portion of the SW1/4 SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Northeasterly line of River Street in the Town of Doten (Keno) at a point thereon distant 2.08 chains from the intersection of the said line of River Street and the Northwesterly line of Brighton Avenue; thence Northwesterly along said line of River Street, 4.24 chains, more or less, to the point described in deed to R. A. Broyles recorded in Book 53 at Page 373, Deed Records of Klamath County, Oregon, described as North 33° East 50 feet from the Northwest corner of Lot 1, Block 3, in the Town of Doten; thence North 33° East, 5.2 chains more or less to the meander line of the Klamath River; thence South 39° East along said meander line to a point North 33° East of the point of beginning; thence South 33° West to the point of beginning.

EXCEPTING THEREFROM the Southeasterly 50 feet as described in deed recorded June 30, 1939 in Book 123 at Page 123, Deed Records of Klamath County, Oregon.

PARCEL 2:

The Northerly 1/2 of that portion of River Street vacated by Order 94-068 and Recorded in M93-32510, dated December 7, 1993.

The true and actual consideration for this conveyance is \$399,000.00.

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 13 day of JULY, 2022

Nasiha Hrnica
Nasiha Hrnica

State of _____ } ss
County of _____ }

On this _____ day of July, 2022, before me, _____ a Notary Public in and for said state, personally appeared Nasiha Hrnica, 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 Attached CA Certificate

ACKNOWLEDGMENT

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 Santa Clara

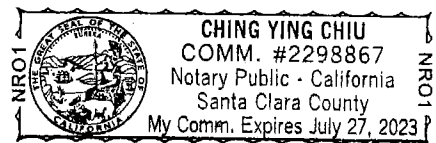
On 07/17/2022 before me, Ching Ying Chiu, Notary Public
(insert name and title of the officer)

personally appeared Nasrha Hynic
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ (s) 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 Ching Ying Chiu (Seal)



Attached for Statutory Warranty Deed
File # 542927 AM