



2022-010080
Klamath County, Oregon
08/18/2022 12:27:01 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Beatrice Large
PO Box 1019
Chiloquin, OR 97624

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

Beatrice Large
PO Box 1019
Chiloquin, OR 97624

File No. 553245AM

STATUTORY WARRANTY DEED

Betty Renee Hansen who acquired title as Betty Renee Hanson as to Parcel 1, and Robert Perry, Affiant for the Estate of Larry C. Hansen, deceased as to Parcels 2, 3 and 4, and Robert Perry

Grantor(s), hereby convey and warrant to

Beatrice Large,

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 \$1.00 plus other consideration.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

Signed in Counterpart

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 15th day of August, 2022

Betty Renee Hansen
Betty Renee Hansen

The Estate of Larry Charles Hansen

By: _____
Robert Perry, Affiant

By: _____
Robert Perry, Individually

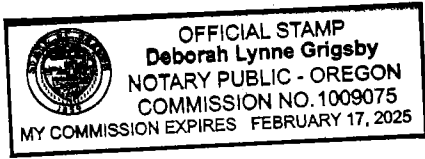
State of Oregon } ss
County of Lane }

On this 15th day of August, 2022, before me Deborah Lynne Grigsby a Notary Public in and for said state, personally appeared Betty Renee Hansen, 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.

Deborah Lynne Grigsby
Notary Public for the State of Oregon
Residing at: Herndon, Oregon
Commission Expires: _____

02/17/2025



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 15 day of AUGUST, 2022.

Betty Renee Hansen

The Estate of Larry Charles Hansen

By: Robert Perry, Affiant
Robert Perry, Affiant

By: Robert Perry, Individually
Robert Perry, Individually

State of OREGON } ss
County of WASHINGTON

On this 15 day of August, 2022, before me, DAVID CLEMENT a Notary Public in and for said state, personally appeared ROBERT PERRY, 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.

David Clement
Notary Public for the State of OREGON
Residing at: WASHINGTON CO.
Commission Expires: 7-14-23

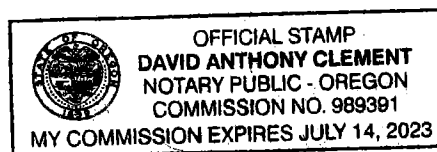


EXHIBIT 'A'

File No. 553245AM

Parcel 1: Beginning at a point which lies South along the Section line a distance of 1980 feet, and East a distance of 1613 feet and South a distance of 360 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence South 260 feet; thence East 120 feet; thence North 260 feet; thence West 120 feet more or less to the point of beginning.

Parcel 2: Beginning at a point which lies South along the Section line a distance of 1980 feet, and East a distance of 1433 feet and South a distance of 100 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence South 200 feet; thence East 120 feet; thence North 200 feet; thence West 120 feet more or less to the point of beginning.

Parcel 3: Beginning at a point which lies South along the Section line a distance of 1980 feet, and East a distance of 1433 feet and South a distance of 360 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence South 300 feet; thence East 120 feet; thence North 300 feet; thence West 120 feet more or less to the point of beginning.

Parcel 4: Beginning at a point which lies South along the Section line a distance of 1980 feet, and East a distance of 1613 feet and South a distance of 100 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence South 200 feet; thence East 120 feet; thence North 200 feet; thence West 120 feet more or less to the point of beginning.