

Thomas H. Hoskins

2022-013221

Klamath County, Oregon

## Grantor(s)

Thomas H. Hoskins and Theresa Laray Daniel, Trustee(s)  
 5479 Old Midland Road  
 Klamath Falls, OR 97603



00308512202200132210030033

11/10/2022 11:14:46 AM

Fee: \$92.00

## Grantee

After recording return to:  
 Grantee

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

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Thomas H. Hoskins, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas H. Hoskins and Theresa Laray Daniel, Trustee(s) of the HOSKINS/DANIEL LIVING TRUST hereinafter called the granteeS, do hereby grant, bargain, sell and convey unto the said grantee(s) and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

(Leagl Descriptions), according to the official record thereof on file in the office of the Clerk of Klamath County, Oregon.  
 EXHIBIT "A" Attached hereto

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this August 31, 2022.

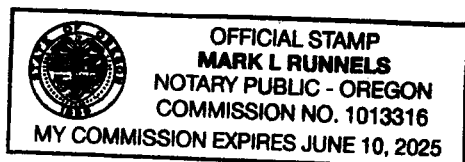
Thomas H. Hoskins

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Thomas H. Hoskins and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: August 31, 2022.  
 Notary Public for Oregon



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

**PARCEL ONE:**

TRACT NO. 6 OF "400" SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

A portion of Lot 6 of the "400" SUBDIVISION, more particularly described as follows:

Beginning at the Southwest corner of Lot 6 of "400" SUBDIVISION: thence South 89 degrees 34' East, 35 feet to the true point of beginning: thence North parallel with the West lot line of said Lot 6, 480 feet, thence East 724 feet more or less to the Westerly right of way line of the Southern Pacific Railroad; thence along said right of way line South 36 degrees 30' East, 573 feet more or less to the Southeast corner of said Lot 6; thence North 89 degrees 34' West, 1055 feet more or less the point of beginning.

**PARCEL TWO:**

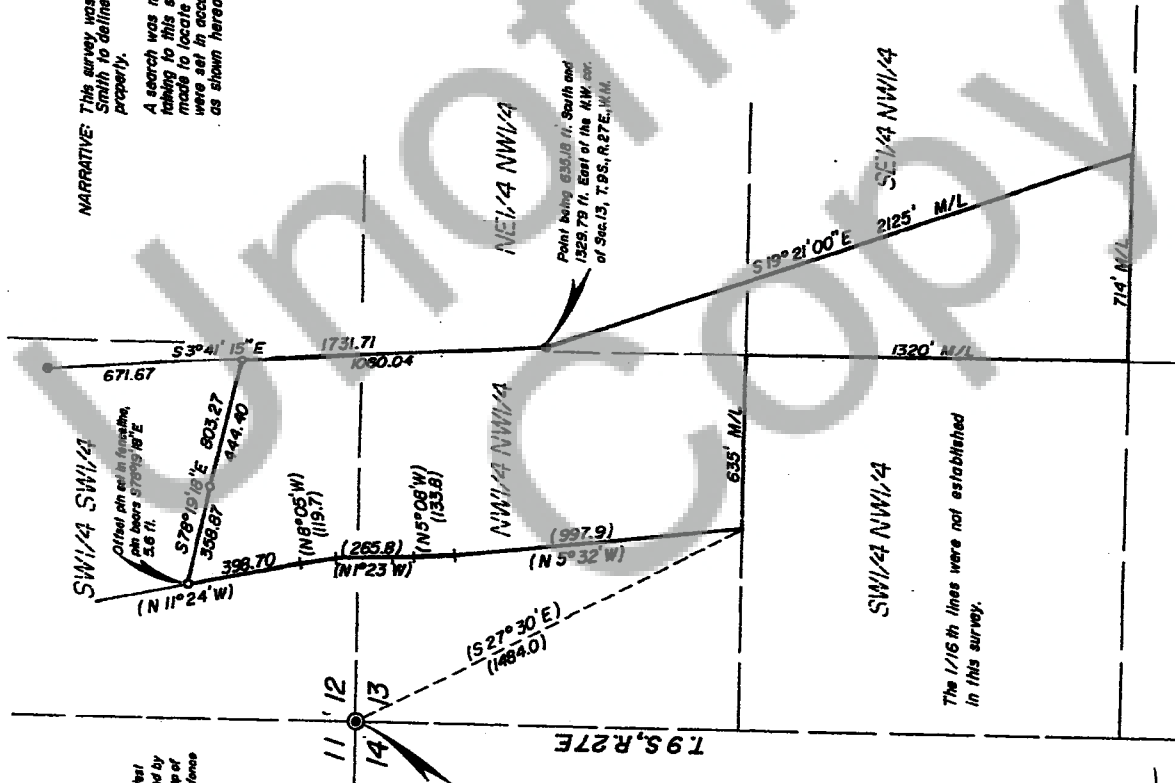
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NOTE:  
Courses and distances shown on this  
boundary of Tract were established by  
L.L. Myers in 1971 as shown on Map of  
Survey No. 239, indicated to be a fence  
line.

Found Grant County Surveyor  
brass cap. See remanent  
ion records.

NARRATIVE: This survey was performed at the request of Bill  
Smith to delineate a tract of land from within the  
properly.  
A search was made of the available records per-  
taining to this survey. Field measurements were  
made to locate existing monuments. New monuments  
were set in accordance with the evidence found  
as shown hereon.



## BASIS OF BEARINGS

### SOLAR OBSERVATION

### LEGEND

- Set 5/8" x 30" iron pin
- Found 5/8" iron pin monument of record
- Found Grant County Surveyor brass cap monument of record.
- ( ) Record bearing and distance from Survey No. 239
- M/L More or less; distance approximate

### REFERENCES

Map of Survey Nos. 239 and 546

RECEIVED AND  
FILED

MAR 30 1981

OFFICE OF CLERK SURVEYOR  
Attested: *[Signature]*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
ROBERT O. BAGETT  
JULY 12, 1958  
OREGON  
598

ROBERT O. BAGETT - GRIFFITH & ASSOCIATES  
John Day, Oregon  
Map of Survey

A TRACT OF LAND SITUATED IN THE SW1/4 OF  
SECTION 12, AND THE NW1/4 OF SECTION 13,  
T.9 S., R. 27 E., W.M.

SURVEYED FOR	BILL SMITH
SURVEYED BY	R.O.B. & G.L.E.
Scale: 1" = 400'	Drawn by: G.L.E.
	2/19/81

MAP OF SURVEY NO. 660

48124 Colony Lane  
Monument, OR 97864