



THIS SPACE RESERVED FOR

2022-013433
Klamath County, Oregon
11/17/2022 11:52:02 AM
Fee: \$92.00

After recording return to:

Scott D. Sheldon and Courtney K. Sheldon

5709 Airway Drive

Klamath Falls, OR 97603

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

Scott D. Sheldon and Courtney K. Sheldon

5709 Airway Drive

Klamath Falls, OR 97603

File No. 568093AM

STATUTORY WARRANTY DEED

**David M. Harkey, Successor Trustee of the Patricia L. Hurst Revocable Living Trust,
dated September 27, 2019,**

Grantor(s), hereby convey and warrant to

Scott D. Sheldon and Courtney K. Sheldon, 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:

See Attached Exhibit 'A'

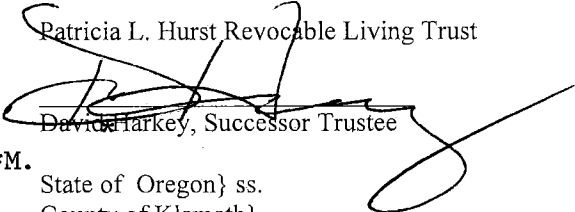
The true and actual consideration for this conveyance is \$375,000.00.

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 3 day of November, 2022.

Patricia L. Hurst Revocable Living Trust

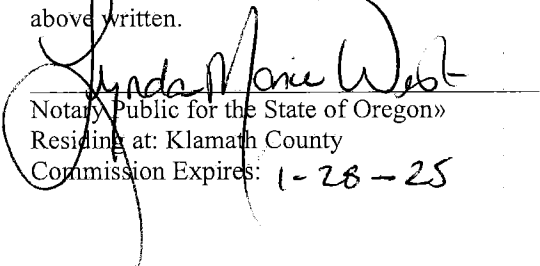

David M. Harkey, Successor Trustee

*M.

State of Oregon} ss.
County of Klamath}

On this 3 day of November, 2022, before me, Lynda Marie West a Notary Public in and for said state, personally appeared David M. Harkey known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Patricia L. Hurst Revocable Living Trust, and acknowledged to me that he/~~she~~/they executed the same as Successor Trustee.

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 Oregon»
Residing at: Klamath County
Commission Expires: 1-28-25

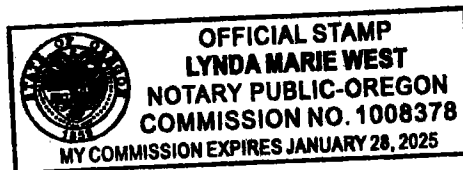


EXHIBIT 'A'

File No. 568093AM

That portion of the SE1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of K.I.D. Lateral A-3-a (F-4), more particularly described as follows:

Beginning at the Southeast corner of said Section 14; thence Westerly along the South line of said Section 14 a distance of 287.00 feet to the East boundary of K.I.D. Lateral A-3-a (F-4); thence Northerly along the East boundary of said Lateral to the North line of the SE1/4 SE1/4 of said Section 14; thence Easterly along the North line of the SE1/4 SE1/4 of said Section 14 a distance of 311.0 feet to the East line of said Section 14; thence Southerly along the East line of said Section 14 to the point of beginning, less the County Road right of way along the South boundary of the above described property.

ALSO LESS that portion conveyed to Klamath County for road purposes included in a strip of land 100 feet in width, 50 feet on each side of the center line of a County Road, which center line is described as follows:

Beginning at Engineer's center line Station 392+46.69, said station being 1407.15 feet North and 1325.54 feet West of the Southeast corner of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 57' 40" East 1052 feet; thence on a 2000 foot radius curve right (the long chord of which bears South 85° 25' 12" East) 322.46 feet; thence South 80° 48' 04" East 458.10 feet; thence on a 2000 foot radius curve left (the long chord of which bears South 85° 48' 33" East) 349.62 feet; thence North 89° 10' 58" East 871.13 feet to Engineer's center line Station 360+00.