



2023-000163  
Klamath County, Oregon  
01/09/2023 11:12:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wayne Todd

3500 Summers Lane, Unit 45

Klamath Falls, OR 97603

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

Wayne Todd

2538 Lakeshore Drive

Klamath Falls, OR 97601

File No. 572989AM

### STATUTORY WARRANTY DEED

**David F. Hagglund, Trustee of the Hagglund Family Trust, uda February 24, 2006,**

Grantor(s), hereby convey and warrant to

**Wayne Todd,**

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 SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:**

**Beginning at a 5/8 inch iron pin marking the center 1/4 corner of said Section 23 as set by record of Survey No. 1571, as recorded in Klamath County Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to the 1/2 inch iron pin on the Northeasterly right of way line of Lakeshore Drive (Highway 421); thence North 30°12'56" West 35.33 feet to a 5/8 inch iron pin on the said Northeasterly right of way line, said point being the True Point of Beginning of this description; thence Northwesterly along the said Northeasterly right of way line following the arc of a curve to the right (central angle = 14°09'13", radius = 686.30 feet) 169.53 feet; thence leaving said right of way line North 78°20' 680.48 feet, more or less, to the Westerly shore line of Upper Klamath Lake; thence Southeasterly along said shore line to a point that is 17.00 feet North 78°17' 00" East of a 1/2 inch iron pin that bears South 59°56'36" East a distance of 164.79 feet from the last described point; thence leaving said shore line South 78°17'00" West 398.56 feet, more or less, to a 1/2 inch iron pin; thence South 11°43'00" East 215.66 feet; thence North 84°47'36" West 75.60 feet; thence along the arc of a curve to the right (central angle = 19°52'30" radius = 400.00 feet) 138.75 feet; thence North 64°55'06" West 109.68 feet; thence along the arc of a curve to the left (central angle = 53°49'08" radius = 100 feet) 93.93 feet; thence South 61°15'46" West 21.07 feet to the true point of beginning.**

The true and actual consideration for this conveyance is \$540,000.00.

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 4<sup>th</sup> day of January, 2023

Hagglund Family Trust

By:

David F. Hagglund, Trustee

### 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 San Diego

On 01-04-2023 before me, David Rosenbaum - Notary Public,  
(Insert name and title of the officer)

personally appeared David F. Hagglund, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(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 David Rosenbaum (Seal)

