

WARRANTY DEED

KNOW BY ALL THESE PRESENTS that Robert Lewis Hill hereinafter called the grantor, for the consideration hereinafter stated, to the grantor paid by Brian K. Douglas, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and the grantee's 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:

A parcel of land situated in the SW ¼ of the NW ¼ of section 31, T.34S, R7 E W.M., being more particularly described as follows: Commencing at the SW corner of said NW ¼ of section 31; thence S 89° 34' 15" E along the south line of said NW ¼, 1488.1 feet; thence leaving said south quarter section line N 02° 39' 15" W, 429.73 feet to the southwest corner of that parcel described in Deed Volume M91 at page 4591 Klamath County Deed Records and the point of beginning for this description; thence continuing N 02° 39' 15" W, 253.17 feet; thence N 14° 07' 15" W, 78.39 feet; thence S 89° 34' 15" E, 303.18 feet to the westerly right-of-way line of Modoc Point Rd (formerly known as State Hwy No 422); thence S 04° 42' 00" E along said right-of-way line, 330 feet to the northeast corner of said described parcel; thence leaving said right-of-way line N 89° 34' 15" W along the southerly line of said described parcel, 300.00 feet to the point of beginning. Containing 2.3 acres more or less.

To Have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with 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 and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00.

In construing this deed and where the context so requires, the singular includes the plural.

In Witness Whereof, the grantor has executed this instrument this 10 day of December, 2021.

GRANTOR

STATE OF OREGON, county of Klamath)ss.

December 10, 2021.

Personally appeared the above named Robert Lewis Hill

And acknowledged the foregoing instrument to be his

Voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 10/1/2023



OFFICIAL STAMP
LISA - LEGGET-WEATHERBY
NOTARY PUBLIC-OREGON
COMMISSION NO. 992239
MY COMMISSION EXPIRES OCTOBER 01, 2023

2023-005745

Klamath County, Oregon



00317176202300057450010014

07/12/2023 08:00:13 AM

Fee: \$82.00

NAME

TITLE

By _____, Deputy.

Grantors Name and address

Robert L. Hill, 38550 Modoc Point Rd,
Chiloquin, Oregon, 97624

Grantee's Name and Address

Brian K. Douglas, 30365 Village Knoll,
Menifee, California, 92584

After recording return to

Brian K. DOUGLAS, 30365 VILLAGE KNOLL,
MENIFEE, CA., 92584

UNTIL REQUESTED OTHERWISE, SEND ALL

TAX STATEMENTS TO:

BRIAN K. DOUGLAS, 30365, VILLAGE KNOLL,
MENIFEE, CA., 92584