



2023-007755
Klamath County, Oregon
09/06/2023 01:15:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Anthony Hill

5800 Airway Dr

Klamath Falls, OR 97603

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

Anthony Hill

5800 Airway Dr

Klamath Falls, OR 97603

File No. 602123AM

STATUTORY WARRANTY DEED

Scott G. Hevern

Grantor(s), hereby convey and warrant to

Anthony Hill,

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 Lot 5, Block 1, TRACT 1111, according to the official plat thereof, also being in the NE1/4 NE1/4, Section 23, and the NW1/4 NW1/4, Section 24, all in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly right of way line of Airway Drive, said iron pin being South 00 degrees 17' 03" East a distance of 30.00 feet from the corner common to Sections 23 and 24; thence North 89 degrees 39' 09" West along said right of way line 141.67 feet; thence South 00 degrees 20' 51" West 284.09 feet; thence North 87 degrees 57' 36" East 132.72 feet; thence South 00 degrees 20' 51" West 345.00 feet; thence East 191.96 feet to the Westerly right of way line of the 1-C-1 U.S.B.R. Drain; thence North 17 ° 25' 40" East along said Westerly right of way line 659.80 feet to the Southerly right of way line of said Airway Drive; thence South 89 degrees 05' 04" West 376.77 feet to the point of beginning, with the bearings based on said Tract 1111.

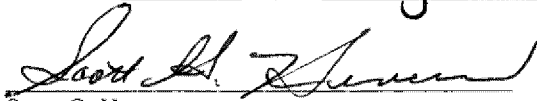
The true and actual consideration for this conveyance is to convey title.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 23 day of August, 2023

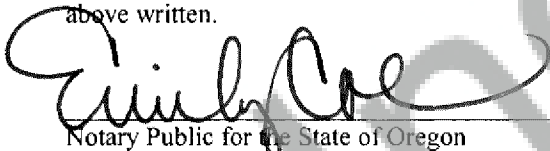


Scott G. Hevern

State of Oregon } ss
County of Klamath }

On this 23 day of August, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Scott G. Hevern, 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 9/27/2025

