

2023-008747

Klamath County, Oregon

10/10/2023 12:25:22 PM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORD

After recording return to:
Michael Leroy Hodges Family
Revocable Trust
973 Bailey Mountain Rd
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Michael Leroy Hodges Family
Revocable Trust
973 Bailey Mountain Rd
Klamath Falls, OR 97601

File No.: 7161-4107348 (lb)
Date: September 29, 2023

STATUTORY WARRANTY DEED

Brad Hepper and Rita Hepper, Grantor, conveys and warrants to **Michael Leroy Hodges, Trustee of the Michael Leroy Hodges Family Trust Revocable Trust dated this 12th day of July 2023 and Kathleen Gay Hodges, Trustee of the Kathleen Gay Hodges Family Trust Revocable Trust dated this 12th day of July 2023**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 239 OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$865,000.00**. (Here comply with requirements of ORS 93.030)

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 5 day of October, 2023
[Signature] [Signature]
Brad Hepper Rita Hepper

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 5 day of October, 2023
by **Brad Hepper and Rita Hepper.**

[Signature]
Notary Public for Oregon
My commission expires: 2/26/2027

