

2023-008804

Klamath County, Oregon

**GRANTORS NAME AND ADDRESS**

WILLIAM G. HARDIN  
SANDRA M. HARDIN  
4023 Sturdivant Avenue  
Klamath Falls, Oregon 97603



00320859202300088040020021

10/11/2023 01:44:18 PM

Fee: \$87.00

**GRANTEES NAME AND ADDRESS**

BILL HARDIN and SALLY HARDIN,  
Trustees of the BILL AND SALLY  
HARDIN TRUST  
4023 Sturdivant Avenue  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

GRANTEES  
4023 Sturdivant Avenue  
Klamath Falls, Oregon 97603

**WARRANTY DEED - STATUTORY FORM**

**WILLIAM G. HARDIN and SANDRA M. HARDIN, Grantors, convey and warrant to  
BILL HARDIN and SALLY HARDIN, Trustees of the BILL AND SALLY  
HARDIN TRUST uad 10-10-23 Grantees, all of that certain real property  
described as follows:**

**Parcel 1:**

Residential Real Property civilly described as 4023 Sturdivant Avenue,  
Klamath Falls, Oregon and legally described as follows:

Lot 3 Burnsdale Addition, Klamath County, Oregon  
Account #547402 Map & Taxlot # 3909-010DD-06800

**Parcel 2:**

Real Property described as 4212 Fargo Street, Klamath Falls, Oregon and  
legally described as follows:

The North 60 feet of Lot 3, TONATEE HOMES, according to the  
official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.  
Account #554377 Map & Taxlot # 3909-011CC-05900

**Parcel 3:**

Residential Real Property civilly described as 4721 Memorie Lane, Klamath  
Falls, Oregon and legally described as follows:

Lot 6 in Block 4 of TRACT NO. 1007, WINCHESTER, according to the  
official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.  
Account #555553 Map & Taxlot # 3909-011CD-07400

**Parcel 4:**

Residential Real Property civilly described as 4621 Memorie Lane, Klamath  
Falls, Oregon and legally described as follows:

Lot 3 in Block 4 of TRACT NO. 1007, WINCHESTER, according to  
the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.  
Account #555526 Map & Taxlot # 3909-011CD-07700

**Parcel 5:**

Residential Real Property civilly described as 4007 Sturdivant Avenue,  
Klamath Falls, Oregon and legally described as follows:

The Easterly 80 feet of Lot 4 BURNSDALE, according to the  
official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.  
Account #547395 Map & Taxlot # 3909-010DD-06900

The true and actual consideration for this conveyance is \$0. However, the  
actual consideration consists of or includes other property or value given  
or promised which is the whole consideration, being for estate planning  
purposes.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

*William G. Hardin*

**WILLIAM G. HARDIN, Grantor**

*Sandra M. Hardin*

**SANDRA M. HARDIN, Grantor**

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2023, by **WILLIAM G. HARDIN and SANDRA M. HARDIN**, Grantors.



*Katie Terrell*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-9-27