

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Tara R. Cummins, Trustee
Roger R. Cummins, Trustee
13750 Spring Lake Road
Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2023-010687

Klamath County, Oregon

12/14/2023 09:27:01 AM

Fee: \$87.00

WARRANTY DEED

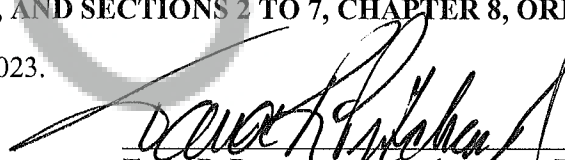
TARA R. PRITCHARD, also known as TARA R. CUMMINS, Grantor, conveys and warrants to TARA R. CUMMINS and ROGER R. CUMMINS, Trustees of the HIPS TRUST dated December 13, 2023, Grantee, the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is \$0.00.

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

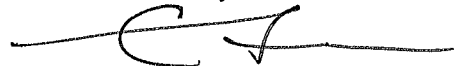
DATED this 13th day of December, 2023.

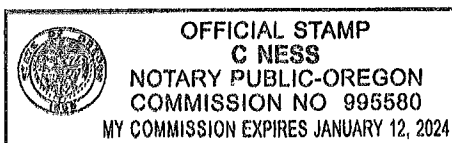

TARA R. PRITCHARD, also known as TARA R. CUMMINS

STATE OF OREGON)
) ss.
County of Jackson)

On this 13th day of December, 2023, personally appeared the above-named TARA R. PRITCHARD, also known as TARA R. CUMMINS, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:





Notary Public for Oregon

EXHIBIT "A"

PARCEL I:

Real property commonly known as 13750 Spring Lake Road, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

A parcel of land being that portion of the SW1/4 NE1/4 SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of a private drain ditch, said parcel being more particularly described as follows:

Beginning at the Southwest corner SW1/4 NE1/4 SE1/4 of Section 10; thence North 89 degrees 45' 43" East along the South line of said SW1/4 NE1/4 SE1/4, 324.72 feet to the centerline of a private drain ditch; thence following said private drain ditch the following courses:

North 22 degrees 15' 16" East, 106.86 feet, North 03 degrees 34' 35" West 90.15 feet, North 16 degrees 11' 21" West, 258.24 feet; North 21 degrees 54' 54" West, 93.78 feet; North 35 degrees 32' 15" West, 77.42 feet, North 38 degrees 16' 47" West, 113.67 feet to a point where said ditch intersects the North line of the SW1/4 NE1/4 SE1/4 of said Section 10; thence South 89 degrees 46' 31" West, along said North line 135.41 feet to the Northwest corner thereof; thence South 00 degrees 12' 10" West, 666.96 feet to the point of beginning.

[Map: 4009-01000-01700, Account# 93026]

PARCEL II:

Real property commonly known as 132 N. Laguna Street, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Lot 3, Block 12 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

[Map: 3809-028DC-10100, Account# 375427]