



After recording return to:
Garrett Jack Hoggarth and Sanora
Hoggarth
7962 Jacks Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Garrett Jack Hoggarth and Sanora
Hoggarth
7962 Jacks Way
Klamath Falls, OR 97603

File No.: 7161-4145897 (SA)

Date: March 12, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cleva L. Bonser, Grantor, conveys and warrants to **Garrett Jack Hoggarth and Sanora Hoggarth as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$509,900.00**. (Here comply with requirements of ORS 93.030)

APN: **R598142**

Statutory Warranty Deed
- continued

File No.: **7161-4145897 (SA)**

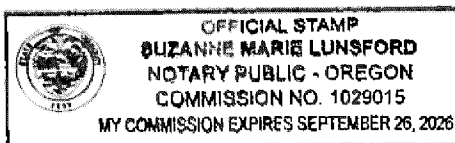
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19 day of April, 2024.

Cleva L. Bonser
Cleva L. Bonser

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 19 day of April, 2024
by **Cleva L. Bonser**.



Suzanne Marie Lunsford
Notary Public for Oregon
My commission expires: 09/26/2026

APN: **R598142**

Statutory Warranty Deed
- continued

File No.: **7161-4145897 (SA)**

EXHIBIT A

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

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'10" WEST ALONG THE WEST LINE OF SAID SECTION 18 A DISTANCE OF 2132.47 FEET; THENCE SOUTH 89°51'42" EAST A DISTANCE OF 2034.90 FEET; THENCE NORTH 0°00'23" EAST A DISTANCE OF 628.10 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°59'04" WEST A DISTANCE OF 485.0 FEET, MORE OR LESS, TO THE EASTERLY LINE OF A 60 FOOT ROADWAY; THENCE ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°20'10" A DISTANCE OF 134.99 FEET; THENCE SOUTH 89°59'04" EAST A DISTANCE OF 507.6 FEET TO A POINT WHICH BEARS SOUTH 0°00'23" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0°00'23" EAST A DISTANCE OF 132.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'10" WEST ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2132.47 FEET; THENCE SOUTH 89°51'42" EAST A DISTANCE OF 2034.90 FEET; THENCE NORTH 0°00'23" EAST A DISTANCE OF 808.10 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°59'04" WEST A DISTANCE OF 493.46 FEET TO THE EAST LINE OF A 60 FOOT ROADWAY; THENCE ALONG SAID EASTERLY LINE SOUTH 03°17'26" EAST A DISTANCE OF 155.8 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF A 400 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°42'55" A DISTANCE OF 25.94 FEET; THENCE SOUTH 89°59'04" EAST A DISTANCE OF 485.0 FEET TO A POINT WHICH BEARS SOUTH 0°00'23" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0°00'23" EAST A DISTANCE OF 180.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.