



2024-003712  
Klamath County, Oregon  
05/13/2024 12:13:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shawna D. Decker

4868 Uhrmann Rd.

Klamath Falls, OR 97601

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

Shawna D. Decker

4868 Uhrmann Rd.

Klamath Falls, OR 97601

File No. 631287AM

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### STATUTORY WARRANTY DEED

**John W. Huff and Donna J. Huff, Trustees of the Huff Living Trust, Dated November 9, 2017,**

Grantor(s), hereby convey and warrant to

**Shawna D. Decker,**

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:

**See Attached Exhibit 'A'**

**The true and actual consideration for this conveyance is \$341,939.00.**

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:

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 9<sup>th</sup> day of May, 2024

Huff Living Trust

By:

John W. Huff, Trustee

By:

Donna J. Huff, Trustee

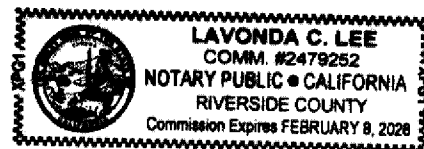
State of California } ss.  
County of Riverside }

On this 9<sup>th</sup> day of May, 2024, before me, Lavonda C Lee, a Notary Public in and for said state, personally appeared John W. Huff and Donna J. Huff known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Huff Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lavonda C Lee Notary Public

Notary Public for the State of California  
Residing at: La Quinta/Riverside County  
Commission Expires: Feb 8, 2028



**EXHIBIT 'A'**

The E1/2 of the S1/2 NE1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of Woodland Park.

EXCEPTING THEREFROM that portion thereof contained in Contract of Sale recorded December 11, 1975 in Volume M75, page 15639, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof contained in Contract of Sale recorded July 19, 1976 in Volume M76, page 10913, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof described as follows:

Beginning at the Northwest corner of the W1/2 SW1/4 NW1/4 Section 14, said Township and Range, this corner being the true point of beginning of this description; thence East along the North line of said W1/2 SW1/4 NW1/4 of Section 14 to the Northeast corner of said W1/2 SW1/4 NW1/4 of Section 14; thence South along the East line of said W1/2 SW1/4 NW1/4 of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet more or less, to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.

AND EXCEPTING THEREFROM that portion thereof described in Quitclaim Deed recorded February 13, 1980 in Volume M80, page 2919, Microfilm Records of Klamath County, Oregon.

AND FURTHER EXCEPTING THEREFROM the East 208.71 feet of the South 626.13 feet.