

Return document to:
The Weeks Group
50 Portwest Ct.
Saint Charles, MO 63303

Mail tax statements to:
Patricia L. Hinton, Trustee
16859 Babler View Dr.
Wildwood, MO 63011

GENERAL WARRANTY DEED

THIS DEED, made and entered into this 2nd day of April, 2025, by and between **PATRICIA L. HINTON**, a single person, whose mailing address is 16859 Babler View Dr., Wildwood, MO 63011, and **PATRICIA L. HINTON, TRUSTEE OF THE PATRICIA L. HINTON FAMILY LIVING TRUST DATED FEBRUARY 26, 2025**, Grantee, whose mailing address is: 16859 Babler View Dr., Wildwood, MO 63011.

WITNESSETH, that the Grantor, in consideration of the sum of One Dollar (\$1.00), paid to Grantor by the said Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, and her heirs and/or assigns, the following described real estate lying, being and situated in the County of Klamath, State of Oregon. Grantor conveys and warrants to Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lot 27, Block 15, Tract 1010, First Addition to Ferguson Mountain Pines, situate in Section 33, Township 35 South, Range 13 East of the Willamette Meridian.

Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

TOGETHER WITH all and singular tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

With a real estate tax account number of: 297084

RF9.BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE

PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S

RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505 (Determination of specially assessed value, maximum assessed value and assessed value of historic property).

To have and to hold, the premises aforesaid, together with all and singular the rights, privileges, appurtenances, immunities and improvements thereto belonging or in any way appertaining unto the said Grantee and unto his successors and/or assigns FOREVER;

And the said Grantor hereby covenants that the Grantor is lawfully seized of an indefeasible estate in fee simple to these premises, and may convey the same; that these premises are free from all encumbrances except as set forth above, and that Grantor, will WARRANT AND DEFEND the title to the aforesaid premises unto the said Grantee and unto his successors and/or assigns FOREVER, against the lawful claims and demands of all persons whomsoever, excepting taxes for the year 2025 and thereafter.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

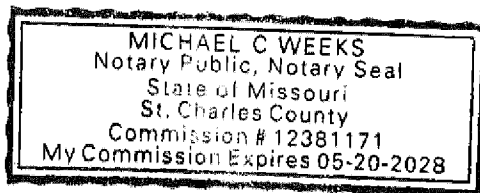
Patricia L. Hinton

PATRICIA L. HINTON, Grantor

STATE OF MISSOURI)
) SS.
COUNTY OF ST. CHARLES)

On this 2nd day of April, 2025, before me personally appeared **PATRICIA L. HINTON**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



[Signature]

Notary Public

My Commission Expires: 5/20/2028

CURRENT MAILING ADDRESS of owner or person to whom assessment notices, tax bills and other correspondence are to be sent regarding the real estate described in this instrument:

PATRICIA L. HINTON, Trustee
16859 Babler View Dr., Wildwood, MO 63011

***The legal descriptions contained herein are based on documents and information provided by Grantor and the office of The Weeks Group has not confirmed the accuracy of said legal descriptions.**