



2025-002819
Klamath County, Oregon
04/17/2025 01:31:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Hopkins

P.O Box 1422

Chiloquin, OR 97624

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

Robert Hopkins

P.O Box 1422

Chiloquin, OR 97624

File No. 673747AM

STATUTORY WARRANTY DEED

Janet Dreyer,

Grantor(s), hereby convey and warrant to

Robert Hopkins,

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 "Exhibit A"

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3509-014A0-01500 Acct. No. 253335

The true and actual consideration for this conveyance is \$20,000.00.

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:

Real property taxes due, if any, but not yet payable



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: April 10, 2025

Janet Dreyer
Janet Dreyer

State of NV } ss
County of Clark }

On this 16th day of April, 2025, before me, Bettie Speck a Notary Public in and for said state, personally appeared Janet Dreyer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Bettie Speck
Notary Public for the State of NV
Residing at: Las Vegas, NV
Commission Expires: 4-9-29

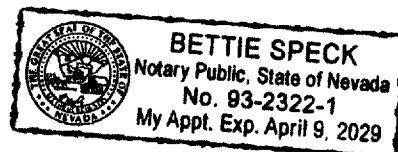


EXHIBIT "A"

673747AM

Lot 12, Block 1, LONE PINE OF THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 and the NE $\frac{1}{4}$ of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11, said point being North $0^{\circ} 07' 13''$ West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South $62^{\circ} 56' 13''$ East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South $52^{\circ} 17' 05''$ East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South $37^{\circ} 33' 14''$ East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South $06^{\circ} 04' 53''$ East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South $71^{\circ} 26' 17''$ East 279.26 feet; thence South $72^{\circ} 06' 37''$ East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South $14^{\circ} 47' 22''$ East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11: thence South $0^{\circ} 07' 113''$ East along said West line to the point of beginning.