



THIS SPACE RESERVED FOR RECORDER'S USE

2026-003690

Klamath County, Oregon

04/27/2026 02:31:02 PM

Fee: \$92.00

After recording return to:

Thomas Charles Hoy

17816 Cougar Ridge Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be

sent to the following address:

Thomas Charles Hoy

17816 Cougar Ridge Rd.

Klamath Falls, OR 97603

File No. 1063054

STATUTORY WARRANTY DEED

Elena Mae Foukes, Grantor(s), hereby convey and warrant to

Thomas Charles Hoy,

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:

UNSURVEYED PARCEL NO. 1 OF LAND PARTITION 46-00, KLAMATH COUNTY DEED RECORDS, SITUATED IN THE NE1/4 AND SE1/4 OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER COMMON TO SECTION 20 AND 29, SAID TOWNSHIP AND RANGE, WHICH IS ALSO THE NORTHWEST CORNER OF PARCEL 1 OF LAND PARTITION 46-00; THENCE SOUTH 89° 58'21" EAST A DISTANCE OF 1680 FEET, MORE OR LESS; THENCE SOUTH A DISTANCE OF 3980 FEET, MORE OR LESS; THENCE WEST A DISTANCE OF 1680, MORE OR LESS; THENCE NORTH A DISTANCE OF 3980.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

The true and actual consideration for this conveyance is \$200,000.00.

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: 4-27-26

[Redacted Signature]

Elena Mae Foukes

State of Oregon } ss
County of Josephine }

On this 27 day of April, 2026, before me, Cynthia Lynn Krickhahn, a Notary Public in and for said state, personally appeared Elena Mae Foukes, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

[Redacted Signature]

Notary Public for the State of Oregon
Residing at: Grants Pass OR
Commission Expires: 08-18-26

