



THIS SPACE RESERVED FOR RECORDER'S USE

2026-004535
Klamath County, Oregon
05/21/2026 03:12:01 PM
Fee: \$92.00

After recording return to:
Gordon Parry Broadbent III and Marjorie Ann
Broadbent
3001 Hammer St.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be
sent to the following address:
Gordon Parry Broadbent III and Marjorie Ann
Broadbent
3001 Hammer St.
Klamath Falls, OR 97603
File No. 1074315

STATUTORY WARRANTY DEED

Staci R. Hulbert, who acquired title as Staci R. Keeler, Grantor(s), hereby convey and warrant to

Gordon Parry Broadbent III and Marjorie Ann Broadbent, as tenants by the entirety ,
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:

**A tract of land situated in the NE1/4 NW1/4 of Section 12, Township 39 South, Range 9 East of
the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the West 1/16 corner common to Sections 1 and 12 as shown on the recorded plat
of VALLEY VIEW SUBDIVISION; thence Easterly along the North line of said Section 12, 126.9
feet to the true point of beginning; thence South 00° 13' East 269.4 feet to the centerline of the
Enterprise Irrigation Canal; thence Easterly and Northerly along said centerline to its
intersection with the North line of said Section 12; thence Westerly 70 feet, more or less, to the
true point of beginning.**

**EXCEPTING THEREFROM that portion of the above described tract lying within the right of way
of Hilyard Avenue.**

The true and actual consideration for this conveyance is \$315,000.00.

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: May 20, 2026

[Redacted Signature]

Staci R. Hulbert

State of Oregon } ss
County of Klamath }

On this 20th day of May, 2026, before me, Melissa Renee Cook, a Notary Public in and for said state, personally appeared Staci R. Hulbert, 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: Klamath County
Commission Expires: 2/2/30

