

2013-009813

Klamath County, Oregon



00141483201300098130030034

08/27/2013 10:33:06 AM

Fee: \$47.00

WARRANTY DEED

Recording requested and
when recorded return to:

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

Thomas J. Sayeg
Karnopp Petersen LLP
1201 NW Wall Street, Suite 200
Bend, Oregon 97701

No change

The true consideration for this conveyance is for estate planning purposes.

JOSEPHINE A. WEIGAND, Grantor, conveys and warrants to **JOSEPHINE A. WEIGAND**, as Trustee of the Josephine A. Weigand Trust U/T/A dated August 30, 1993 as amended, Grantee, whose address is 3772 SW Xero Place, Redmond, OR 97756, all of her interest in the following described real property located in Klamath County, Oregon, free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

PARCEL 1: A tract of land situated in the NE1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southwest corner of Lot 20 of Tract 1283, a duly recorded subdivision, from which the C-E 1/16 corner of said Section 12 bears North 43°58'06" West 1,293.09 feet; thence along the South line of said Tract 1283, South 89°24'23" East 225.01 feet and South 87°54'27" East 245.01 feet to the West of STEWART, a duly recorded subdivision; thence South 00°52'27" East, along the said West line, 197.92 feet to the Northerly right of way line of State Highway 66; thence along the said right of way line, South 00°52'27" East 10.43 feet and South 72°39'23" West 633.27 feet, more or less, to its intersection with the South line of the said NE1/4 SE1/4 of Section 12; thence North 89°17'51" West, along the said South line, 703.39 feet, more or less, to the Easterly right of way line of Orindale Road; thence along the said right of way line, North 35°01'33" West 75.62 feet and North 00°28'18" East 346.91

feet to its intersection with the South line of said Tract 1283 extended; thence South 89°24'23" East 875.38 feet to the point of beginning, with bearings based on the plat of Tract 1283.

PARCEL 2: A tract of land situated in the NE1/4SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Tract 1283, a duly recorded subdivision, said point also on the West line of STEWART, a duly recorded subdivision, from which the C-E 1/16 corner of said Section 2 bears North 78°07'06" West 1,387.66 feet; thence along the boundary of said Tract 1283, South 72°47'33" West 189.39 feet, South 68°25'43" West 80.51 feet, South 54°05'35" West 87.78 feet, South 38°48'27" West 87.78 feet South 23°31'19" West 87.78 feet and South 09°30'40" West 75.31 feet; thence North 89°24'23" West 903.86 feet to the Easterly right of way line of Orindale Road; thence North 00°28'18" East, along the said right of way line, 104.21 feet to a point on the South line of that tract of land described in Deed Volume M-92, page 20434 of the Klamath County Deed Records; thence along said Deed Volume, North 89°10'27" East 353.86 feet and North 00°28'18" East 112.70 feet to the Southeast corner of that tract of land described in Deed Volume M-92, Page 20842 of the Klamath County Deed Records; thence along said Deed Volume, North 00°28'18" East 122.69 feet and South 89°10'27" West 353.86 feet to its intersection with the Easterly right of way line of Orindale Road; thence North 00°28'18" East, along said right of way line, 142.91 feet to the Southwest corner of that tract of land described in Deed Volume M-79, Page 11866 of Klamath County Deed Records thence along said Deed Volume, North 89°10'27" East 353.86 feet and North 00°28'18" East 117.52 feet to the Southerly right of way line of Balsam Drive; thence South 89°46'36" East, along the said right of way line, 732.08 feet to the Northwest corner of that tract of land described in Deed Volume 327, Page 475 of the Klamath County Deed Records; thence along said Deed Volume, South 00°49'55" East 178.70 feet and South 89°46'36" East 238.70 feet to a point on the said West line of STEWART; thence south 00°49'55" East 71.76 feet to the point of beginning, with bearings based on the plat of Tract 1283.

PARCEL 3: A tract of land situated in the NE1/4SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 20 of Tract 1283, a duly recorded subdivision, from which the C-E 1/16 corner of said Section 12 bears North 43°58'06" West 1,293.09 feet; thence North 89°24'23" West 875.38 feet to a point on the Easterly right of way line of Orindale Road; thence along said Easterly right of way line North 00°28'18" East 64.00 feet to the Southwest corner of that tract of land described in Deed Volume M-83 at Page 3783 of the Klamath County Deed Records; thence along said Deed Volume South

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.

JOSEPHINE A. WEIGAND
STATE OF OREGON)
) ss.
County of Deschutes)

Lois Dacus
NOTARY PUBLIC FOR OREGON

