

2014-008478

Klamath County, Oregon



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08/14/2014 09:51:38 AM

Fee: \$52.00

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Sherrilee Walker, Trustee
9890 Bliss Road
Bonanza, OR 97623

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

WARRANTY DEED

SHERRILEE WALKER, TRUSTEE OF THE SHERRILEE WALKER TRUST DATED MARCH 21, 2014, Grantor, conveys and warrants an undivided one-half interest to SHERRILEE WALKER, TRUSTEE OF THE WALKER FAMILY TRUST u/t/d November 2, 1995, Grantee, in the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 7 day of August, 2014

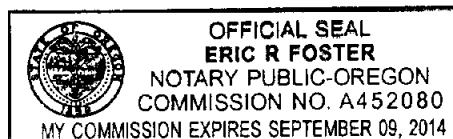
SHERRILEE WALKER TRUST dated March 21, 2014

By: Sherrilee Walker
SHERRILEE WALKER, TRUSTEE

STATE OF OREGON)
) ss.
County of Jackson)

On this 7 day of August, 2014, personally appeared the above-named SHERRILEE WALKER, TRUSTEE OF THE SHERRILEE WALKER TRUST DATED MARCH 21, 2014, and acknowledged the foregoing instrument to be her voluntary act and deed as trustee.

Before me:



Eric R Foster
Notary Public for Oregon

EXHIBIT "A"

Real Property commonly known as 9890 Bliss Road, Bonanza, Oregon, more particularly described as follows:

PARCEL #1

A portion of the NE1/4 SW1/4 in Section 1, Township 38 South, Range 11 ½, East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Southeast corner of the NE1/4 SW1/4; thence running West a distance of 208.71 feet and thence running North parallel with the East line of the NE1/4 SW1/4 a distance of 208.71 feet; thence running East parallel with the South line of the NE1/4 SW1/4 a distance of 208.71 feet; thence running South along the East line of the NE1/4 SW1/4 a distance of 208.71 feet to the point of beginning.

PARCEL #2

The following described real property situate in Klamath County, Oregon:

The S1/2SW1/4 of Section 36 Township 37 South, Range 11 ½ East of the Willamette Meridian, and the NW ¼ of Section 1, Township 38 South, Range 11 ½ East of the Willamette Meridian.

PARCEL #3

The following described real property in Klamath County, Oregon:

The NE1/4SW1/4 of Section 1, Township 38 South, Range 11 ½ East of the Willamette Meridian, EXCEPT that portion described as follows:

Beginning at the Southeast corner of the NE1/4SW1/4 and running Westerly along the South line of said NE1/4SW1/4 for 710 feet; thence Northerly parallel to the East line of said NE1/4SW1/4 for 275 feet; thence Easterly parallel to the South line of the NE1/4SW1/4 for 710 feet to the East line of said NE1/4SW1/4; thence Southerly along the East line of said NE1/4SW1/4 275 feet to the point of beginning.

PARCEL #4

The following described real property situate in Klamath County, Oregon:

A portion of the NE1/4SW1/4 of Section 1, Township 38 South, Range 11 ½ East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the NE1/4SW1/4 and running westerly along the South line of said NE1/4SW1/4 for 550 feet; thence Northerly parallel to the East line of said NE1/4SW1/4 for 550 feet; thence Northerly parallel to the East line of said NE1/4SW1/4 for 275 feet; thence Easterly parallel to the South line of the NE1/4SW1/4 for 710 feet to the East line of said NE1/4SW1/4; thence Southerly along the East line of said NE1/4SW1/4 275 feet to the beginning,

EXCEPT that portion described as follows: Beginning at the Southeast corner of the NE1/4SW1/4; thence running West a distance of 208.71 feet and thence running North parallel with the East line of the NE1/4SW1/4 a distance of 208.71 feet; thence running East parallel with the South line of NE1/4SW1/4 a distance of 208.71 feet; thence running South along the East line of the NE1/4SW1/4 a distance of 208.71 feet to a point of beginning.