

2014-009727

Klamath County, Oregon



00158918201400097270020027

09/19/2014 09:12:36 AM

Fee: \$47.00

After Recording, Return To:

Brian M. Thompson
The Law Office of Brian M. Thompson
44 Club Road, Suite 210
Eugene, Oregon 97401

Send All Tax Statements To:

NO CHANGE

SPECIAL WARRANTY DEED

Jonathan M. Olmsted ("Grantor") conveys and specially warrants to Jonathan M. Olmsted, and Melissa J. Olmsted, trustees of the Olmsted Family Joint Trust ("Grantees"), that certain real property located in the County of Klamath, State of Oregon, more particularly described as:

A tract of land situated in NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 18, Twp 24 S. R. 7E. W. M., more particularly described as follows:
Beginning at an iron rod on the East line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 18, said iron rod being south thereon a distance of 960.0 feet from an iron rod marking the Southeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec 18; thence West a distance of 285.40 feet, more or less, to an iron rod; thence continuing West along this line a distance of 27.0 feet, more or less, to the margin of Crescent Creek; thence continuing West along this line a distance of 18.0 feet, more or less, to the center line said creek; thence Northerly along center line to the intersection of said center line with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East along this line a distance of 20.0 feet, more or less, to the margin of Crescent Creek; thence continuing East along this line a distance of 4.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 289.10 feet, more or less, to an iron rod situated on the East line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec 18; thence South along this line a distance of 120.0 feet, to the point of beginning, together with the perpetual easement for ingress to an egress from said property over the Easterly 25 feet of NW $\frac{1}{4}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the Northerly 25 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said section 18, which lies South Westerly of the Willamette Hwy. and Northerly and Easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for egress from and ingress to land lying South and East of said described property in said Sec 18 Twp. 24 S. R. 7 E. W. M.,
Subject to rights of governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways, and to easements and rights of way of record and those apparent on the land.

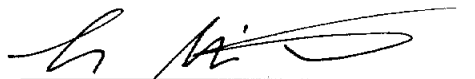
And commonly known as: 139828 Dorothy Lane, Crescent Lake, Oregon 97733.

Free of all liens and encumbrances, except as of record.

The true consideration for this conveyance is: Estate Planning.

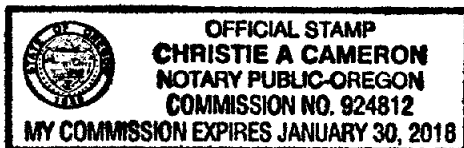
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.

Dated this 12th day of September, 2014.


Jonathan M. Olmsted

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above named Jonathan M. Olmsted and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 12th day of September, 2014.




Notary Public for Oregon