

2015-000963

Klamath County, Oregon



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02/03/2015 01:06:19 PM

Fee: \$52.00

WARRANTY DEED

Richard Spink
Rhonda Spink,
Grantors

Richard Spink, Trustee
Rhonda Spink, Trustee
30034 O'Neil Drive
Klamath Falls, OR 97601
Grantees

After recording return to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that Richard Spink and Rhonda Spink, husband and wife, hereinafter called Grantor for the consideration hereinafter stated, do hereby convey and warrant to Richard Spink, Trustee, and Rhonda Spink, Trustee, of the Richard & Rhonda Spink Living Trust, dated February 3, 2015, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of OTHER THAN MONEY.

Dated this 3 of February 2015.

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.

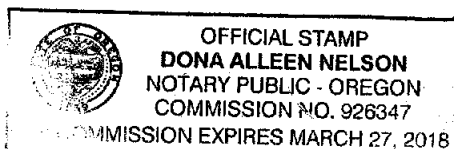
Richard C Spink
Richard Spink

Rhonda Spink
Rhonda Spink

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Richard Spink and Rhonda Spink and acknowledged the foregoing instrument to be their voluntary act and deed this 3 day of February 2015.

SEAL



Before me:

Dona Alleen Nelson
Notary Public for Oregon
My Commission expires: 3.27.2018

EXHIBIT A

PARCEL 1

The W 1/2 NE 1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

SE1/4 SW1/4, E1/2 SE1/4 SW1/4 SW1/4 of Section 14, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and the North 165 feet of the NE1/4 NW1/4, E1/2 NW1/4 NW1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath county, Oregon, (described in Deed recorded in Volume 124, page 131).

ALSO, NE1/4 NW1/4, E1/2 NW1/4 NW1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon. Less the North 165 feet thereof as described in Deed recorded in Volume 124, page 131.

PARCEL 3

Lots 14, 15 and 16 of the RESUBDIVISION OF TRACTS B AND C OF FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following portion of Lot 16 being more particularly described as follows:

Beginning at the Southwest corner of said Lot 16; thence North 89 degrees 17' East, along the South line of said Lot 16, 5.0 feet; thence North 01 degrees 45' 30" West 97.8 feet to the Northwest corner of said Lot 16; thence South 01 degrees 11' West 97.8 feet to the point of beginning, with bearings based on the South line of said Lot 16 as being North 89 degrees 17' East.

PARCEL 4

Lots 34, 35, 36, 37, 38 and 49, Resubdivision of tracts B & C FRONTIER TRACTS, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

TOGETHER WITH:

A tract of land situated in Tract C, Frontier Tracts, SE1/4 Section 9, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 1 degree 11' West 500.8 feet and South 89 degrees 17' West 100.0 feet from the East 1/4 corner of said Section 9; thence North 1 degree 11' East 208.7 feet to an iron pin on the South Bank of Pitt Creek; thence Westerly along the South Bank of Pitt Creek 102 feet, more or less, to an iron pin; thence South 1 degree 11' West 196.9 feet to an iron pin; thence North 89 degrees 17' East 100.0 feet to the point of beginning.

TOGETHER WITH:

The following described property situated in Section 9, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at an iron pin located South 1 degree 11' West 500.8 feet and South 89 degrees 17' West 446.2 feet from the East 1/4 corner of said Section 9, said point being on the East bank of Pitt Creek; thence North 89 degrees 17' East 246.2 feet to an iron pin; thence North 1 degree 11' East 196.9 feet to an iron pin on the South bank of Pitt Creek; thence Southwesterly along the Southeast bank of Pitt Creek to the point of beginning.