

2015-001165

Klamath County, Oregon



00164900201500011650030032

02/10/2015 10:14:23 AM

Fee: \$52.00

After recording return to:

Heather A. Kmetz
Sussman Shank LLP
1000 SW Broadway, Suite 1400
Portland, OR 97205-3089

Send all tax statements to:

Douglas R. Riese, Trustee
Douglas R. Riese Trust
5919 Sunset Ridge Road
Klamath Falls, OR 97601

WARRANTY DEED

Douglas Riese, surviving spouse of Edra J. Riese, Grantor, conveys and warrants to Douglas R. Riese, Trustee of the Douglas R. Riese Trust under agreement dated February 5, 2015, Grantee, the real property located at 5919 Sunset Ridge Road, Klamath Falls, Oregon, situated in the County of Klamath, State of Oregon, more particularly described on the Exhibit A attached hereto ("Property").

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 are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor has 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 Property is free of encumbrances except as specifically set forth herein, and any encumbrances, covenants, conditions, restrictions, and easements of record or ascertainable from viewing the property.

The consideration for this transfer is \$0.00. However, the true and actual consideration for this transfer consists of other property or other value given or promised.

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 February 5 2015.

GRANTOR:

Douglas Riese
Douglas Riese

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on February 5, 2015 by Douglas Riese.



Heather A. Kmetz
NOTARY PUBLIC FOR OREGON
My Commission Expires July 22, 2018

*22741-001\WARRANTY DEED - 5919 SUNSET RIDGE ROAD KLAMATH FALLS (02031954);1

EXHIBIT A

A parcel of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch pin marking the Northwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; South $89^{\circ}48'53''$ East along the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 255.62 feet to a one-half inch iron pin; thence along an existing fence line and the extension thereof the following courses and distances; South $22^{\circ}15'31''$ East, 314.32 feet to a 16 inch Juniper; South $37^{\circ}14'07''$ East, 153.71 feet to a 14 inch Juniper; South $15^{\circ}58'38''$ West, 121.09 feet to a 12 inch Juniper; South $33^{\circ}29'12''$ East, 313.90 feet to a one-half inch iron pin; thence leaving said fence line North $89^{\circ}47'18''$ West, 609.62 feet to a one-half inch iron pin on the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North $00^{\circ}09'00''$ East along said West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, 790.07 feet to the point of beginning.