

2016-000089

Klamath County, Oregon



00180572201600000890030037

01/05/2016 03:51:25 PM

Fee: \$52.00

GRANTOR NAME AND ADDRESS

CELIA ELAINE LAHODA
SUCCESSOR TRUSTEE
CORA OWEN 2010 REVOCABLE TRUST
20595 KENO WORDEN ROAD
KLAMATH FALLS, OR 97603

GRANTEES NAME AND ADDRESSES

JASON DANIEL OWEN
1540 LOOKOUT AVE
KLAMATH FALLS, OREGON 97601

WESLEY WHEELER OWEN II
4149 Summers Lane
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

JASON DANIEL OWEN
WESLEY WHEELER OWEN II
1540 LOOKOUT AVE
KLAMATH FALLS, OREGON 97601

WARRANTY DEED - STATUTORY FORM

CELIA ELAINE LAHODA, Successor Trustee of the **CORA OWEN 2010 REVOCABLE TRUST** uad 9-23-2010, Grantor, conveys and warrants to **JASON DANIEL OWEN and WESLEY WHEELER OWEN II**, each as to an undivided one-half interest as tenants in common, **Grantees**, all of that certain real property located in Klamath County, Oregon and legally described on Exhibit A, attached hereto and incorporated by this reference herein as is fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the said trust.

"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 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 5th day of January, 2016.

Celia Elaine Lahoda
CELIA ELAINE LAHODA, Successor
Trustee of the CORA OWEN 2010
REVOCABLE TRUST uad 9-23-2010

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 5th day of January, 2016, by CELIA ELAINE LAHODA as Successor Trustee of the CORA OWEN 2010 REVOCABLE TRUST as Grantor.



Katie Shari Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: April 20, 2019

EXHIBIT A

Real property located in Klamath County, State of Oregon, being described as approximately 2.3 acres purchased from EVELYN KNIGHT and legally described as follows, to-wit:

A parcel of land lying in the fractional S1/2NW1/4 of Section 16, Township 41 South, Range 8 East of the Willamette Meridian, the said parcel being described as follows:

Beginning at a point on the Easterly line of the right of way of the California Northeastern Railway Company as determined from the grant of right of way to said California Northeastern Railway Company by the deed dated May 10, 1907, and recorded June 7, 1907, in Book 22, at page 549, Deed Records of Klamath County, Oregon 600 feet (when measured along the Easterly boundary of the said right of way) Northeasterly from the intersection of the said right of way with the Southerly line of said fractional S1/2NW1/4, Section 16, Township 41 South, Range 8 East of the Willamette Meridian; thence southwesterly along the Easterly boundary of said right of way to its intersection with the Southerly line of said S1/2NW1/4; thence East 886 feet along said Southerly boundary of fractional S1/2NW1/4; thence North 366 feet to a point; thence in a Northwesterly direction along a straight line to the point of beginning; saving and excepting therefrom the right of way for public highway given to Klamath County by deed October, 1933, and recorded October 5, 1933 in Book 101 at page 468, Deed Records of Klamath County, Oregon.

SUBJECT TO: 1) Perpetual easement granted to the Pacific Telephone Co. as evidenced by Book 113, page 378, Deed Records, with right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear poles and anchors with wire, cables, fixtures and appurtenances, across and over Lot 5, and the right to cut down and remove all trees or sufficient height to fall across the land.