

2016-000090

Klamath County, Oregon



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01/05/2016 03:51:30 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

CELIA ELAINE LAHODA  
20595 KENO WORDEN ROAD  
KLAMATH FALLS, OR 97603

CHARLES WESLEY OWEN  
6711 Hwy 66  
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO

CELIA ELAINE LAHODA  
CHARLES WESLEY OWEN  
20595 KENO WORDEN ROAD  
KLAMATH FALLS, OR 97603

**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 **CELIA ELAINE LAHODA AND CHARLES WESLEY OWEN**, 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 5<sup>th</sup> 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 5<sup>th</sup> 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, Oregon, being civilly described as 6711 Highway 66, Klamath Falls, Oregon purchased from ROBERT F. BAKER and FAYE BAKER and legally described as follows:

Beginning at a point on the East line of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, which is on the northerly right of way line of the Klamath Falls-Ashland Highway and which point is North 42.8 feet from the Northeast corner of the SE1/4SE1/4 of said Section 14; thence along said right of way line South 53° 20½' West 319.78 feet; thence South 54° 42½' West 175.28 feet to the true point of beginning; thence continuing South 54° 42½' West along said Northwesterly right of way line 110.28 feet; thence North 35° 17½' West 395 feet; thence North 54° 42½' East 110.28 feet; thence South 35° 17½' East 395 feet to the true point of beginning, being a portion of the E1/2SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Waiver of Riparian Rights in favor of the United States as shown by deed recorded 9-16-04 in Book 38, Page 370.