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01/26/2016 02:48:12 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Lyle J. Sheldon
Dianne M. Sheldon
8949 Arant Road
KLAMATH FALLS, OR 97603

GRANTEE NAME AND ADDRESS

Joe Sheldon
Dianne Sheldon, Trustees
of the JOE AND DIANNE
SHELDON REVOCABLE TRUST
8949 Arant Road
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

GRANTEES

WARRANTY DEED - STATUTORY FORM

LYLE J. SHELDON and DIANNE M. SHELDON, Individually and as Tenants By The Entirety, Grantors convey and warrant to JOE SHELDON and DIANNE SHELDON, Trustees of the Joe and Dianne Sheldon Revocable Trust uad 1-26-16, Grantees, that certain real property described on EXHIBIT A attached hereto and incorporated by reference herein.

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 for estate planning purposes.

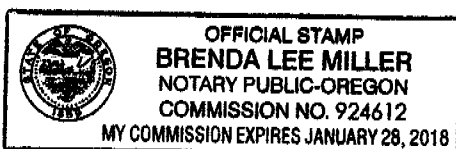
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections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

Lyle J. Sheldon
LYLE J. SHELDON, Grantor

Dianne M. Sheldon
DIANNE M. SHELDON, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 26th day of January, 2016, by Lyle J. Sheldon and Dianne M. Sheldon, Grantor.



Brenda Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-28-18

EXHIBIT A

WARRANTY DEED - STATUTORY FORM

REAL PROPERTY:

The following described real property situated in Klamath County, Oregon.

Parcel 1:

A tract of land situated in the SW1/4 SW1/4 of Section 5, and the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Arant Road, said point bears North 04 degrees 44' 49" West 30.09 feet from the Southeast corner of said Section 6; thence North 25 degrees 08' 41" East along the Westerly line of the existing 30 foot road easement (North 25 degrees 08' 57" East by Deed Volume M81, page 8999, of the Klamath County Deed Records) 440.00 feet to the Southeast corner of Lot 1, Block 1 of Tract 1198 - VALE DEAN CANYON, a duly recorded plat; thence North 87 degrees 11' 25" West 610.51 feet to the Southwest corner of said Lot 1; thence South 00 degrees 14' 24" East along the Easterly right of way line of Aurora Drive, 410.00 feet; thence along the arc of a curve to the left (radius = 20.00 feet, and central angle = 90 degrees) 31.42 feet to the Northerly right of way line of said Arant Road; thence North 89 degrees 45' 36" East (North 89 degrees 45' 38" East by said Deed Volume) 401.01 feet to the point of beginning with bearings based on said Tract 1198- VALE DEAN CANYON.

Parcel 2:

Lots 31A and 31B and Lots 32A and 32B in Block 6 of RAILROAD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.