

2016-003744

Klamath County, Oregon

Jeffrey Elmendorf
630 Front Street
Klamath Falls, OR 97601
Grantor



04/13/2016 11:33:02 AM

Fee: \$67.00

Jeffrey J. Elmendorf, Trustee
630 Front Street
Klamath Falls, OR 97603
Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JEFFREY ELMENDORF, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY J. ELMENDORF, TRUSTEE OF THE JEFFREY J. ELMENDORF OREGON TRUST, Dated April 8, 2016, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the this grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel 3 of Major Partition 1-P-90 (also known as recorded Survey 5034) on file in the office of the Klamath County Engineers Office, situated in Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, in the City of Klamath Falls, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which the iron marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North 89 degrees 06 1/2' East 370 feet distant; thence South 168.29 feet to the true point of beginning; thence South 60 degrees 04 1/2' East 86.09 feet; thence South 15 degrees 03 1/2' West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Northwesterly 67.57 feet to a point that is South 94.21 feet from the true point of beginning; thence North 94.21 feet, more or less to the true point of beginning.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being a portion of that property described as "Parcel 1" of Deed Volume M90, page 11895 and 11896, and being more particularly described as follows:

Beginning at the Northeast corner of that property described as "Parcel 2" in Deed Volume M90, page 11895 and 11896, thence South 15 degrees 03'30" West along the East line of said "Parcel 2", a distance of 71.00 feet more or less to the mean high water line of Upper Klamath Lake; thence North 29 degrees 55' 30" East 68.62 feet; thence North 60 degrees 04' 00" West 18.22 feet to the point of

Returned at Counter

beginning.

R-3809-030AB-04800-000; R-3809-030AB-04700-000; R-3809-030AB-0401-000.

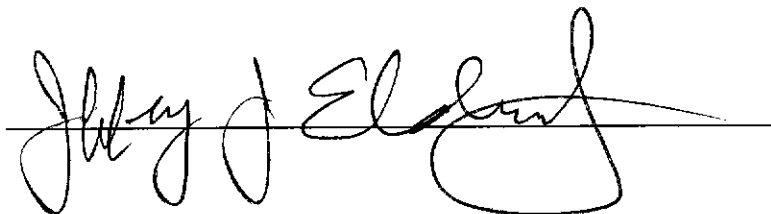
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

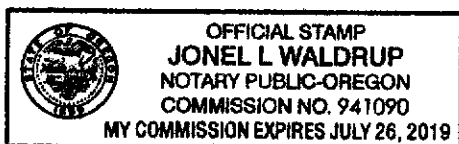
In Witness Whereof, Jeffrey Elmendorf has executed this instrument this 8th day of April, 2016; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Jeffrey Elmendorf and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me: Jonel Waldrup

Notary Public for Oregon

My Commissioner Expires: 7/26/19