

2016-012957

Klamath County, Oregon



00196071201600129570030033

12/06/2016 09:11:29 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Ian T. Richardson
Gleaves Swearingen LLP
975 Oak Street, Suite 800
Eugene, Oregon 97401

Grantors:

William and Jan Walker
P.O. Box 830
Merrill, OR 97633

Grantees:

William and Jan Walker, Co-Trustees
P.O. Box 830
Merrill, OR 97633

OREGON STATUTORY WARRANTY DEED

William W. Walker and Jan M. Walker (aka Jan Walker), Grantors, convey and warrant to William W. Walker and Jan M. Walker, Co-Trustees of the William and Jan Walker Joint Revocable Trust dated November 14, 2016, Grantees, the real property located in Klamath County, Oregon more particularly described on Exhibit A attached hereto, free of encumbrances except as specifically set forth herein:

Subject to and excepting: easements, reservations and restrictions of record.

The true consideration for this conveyance is other than money.

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

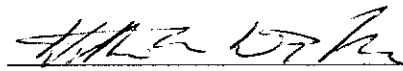
William W. Walker and Jan M. Walker, Trustees
P.O. Box 830
Merrill, OR 97633

Tax Account _____


The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the scope, terms, amount, nature, and extent of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, terms, amount, nature, and extent of such liability or obligations.

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 this 14th day of November, 2016.

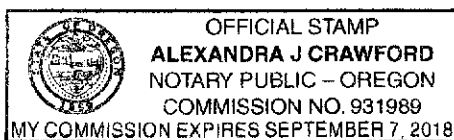



William W. Walker


Jan M. Walker

STATE OF OREGON)
) ss.
County of Klamath)

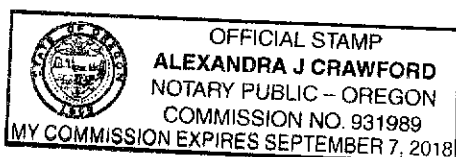
On this 14th day of November, 2016, personally appeared the above named William W. Walker and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 9/7/18

STATE OF OREGON)
) ss.
County of Klamath)

On this 14th day of November, 2016, personally appeared the above named Jan M. Walker and acknowledged the foregoing instrument to be her voluntary act and deed.





Notary Public for Oregon
My Commission Expires: 9/7/18

EXHIBIT A

PARCEL 1:

Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 32: SW $\frac{1}{4}$ SW $\frac{1}{4}$; the following described portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$; beginning at the Southeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence North, along the East boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section to a point 245.00 feet North of the High Line Canal of the Shasta View Irrigation District; thence West, parallel with the North boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section to the West boundary of said Section 32; thence South, along said Section boundary to the Southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32; thence East, along the South boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section to the point of beginning.

PARCEL 2:

Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 32: SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$, less 12 acres off the North side of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ being a strip of land 396 feet wide.

PARCEL 3:

Parcel 2 of Land Partition 07-12 Being a replat of Parcels 2 and 3 of LP 10-10 situated in the NE $\frac{1}{4}$, the N $\frac{1}{2}$ SE $\frac{1}{4}$, the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon and being recorded on August 8, 2012 in Volume 2012-008690, Microfilm Records of Klamath County, Oregon.

PARCEL 4:

Parcel 3 of Land Partition 10-10 situated in the W $\frac{1}{2}$ NE $\frac{1}{4}$, the N $\frac{1}{2}$ SE $\frac{1}{4}$, the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Being recorded in Volume 2010-012720, Microfilm Records of Klamath County, Oregon.