

Josephine Van Horn

Grantor

Josephine Van Horn, Trustee  
PO Box 399  
Sprague River, OR 97639

Grantee

After recording return to:  
Grantee

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

2017-004064

Klamath County, Oregon



00202227201700040640020029

04/18/2017 02:32:05 PM

Fee: \$47.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Josephine Van Horn, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Josephine Van Horn, Trustee of the Josephine Van Horn Revocable Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

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 part 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 estate planning.

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.

In Witness Whereof, the undersigned grantors, have executed this instrument this 5<sup>th</sup> day of April, 2017.

~~Charles Van Horn~~

*Josephine Van Horn*  
Josephine Van Horn

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Josephine Van Horn and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: *[Signature]*  
Notary Public for Oregon

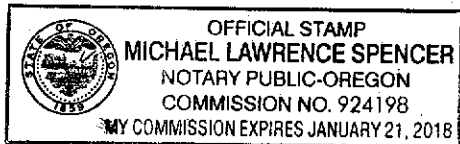


Exhibit "A"

46787

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Beginning at the Southeast corner of Section 10, Township 36 South, Range 10 East of the Willamette Meridian; thence North along the East line of said Section a distance of 1200 feet to the Southeast corner of "Sprague River Village", a platted subdivision; thence West along the South line of said subdivision 1650 feet to the Southwest corner thereof; thence South 300 feet; thence West 990 feet, more or less, to the West line of the SE  $\frac{1}{4}$  of said Section 10; thence South along said West line 900 feet, more or less, to the Southwest corner thereof; thence East along the South line of said Section 10, 2640 feet, more or less, to the point of beginning.

Also the following: All that portion of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, lying Southeasterly of the O. C. & E. Railroad right of way, more particularly described as follows:

Beginning at the Southeast corner of said SW  $\frac{1}{4}$  of said Section 10, run thence Westerly along the South Section line of said Section 10, a distance of 504 feet, more or less, to the Easterly boundary of said railway right of way; thence run Northerly and Northeasterly along said Easterly boundary line of said railway right of way to an intersection with the Easterly line of said SW  $\frac{1}{4}$  of said Section 10, which intersection is 1705 feet more or less Northerly from the point of beginning; thence South to the point of beginning.

EXCEPTING FROM the SE  $\frac{1}{4}$  of Section 10, the following: Beginning at the Southeast corner of said Section 10; thence North 100 feet; thence West 180 feet; thence South 100 feet to the South line of said Section; thence East along said line 180 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 12/28/00, at 3:18 p. m.  
In Vol. M00 Page 46786  
Linda Smith,  
County Clerk Fee\$ 26<sup>00</sup>