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04/28/2017 12:47:52 PM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Richard S. Ledgerwood
1895 Arlington Drive
Klamath Falls, Oregon 97601

WARRANTY DEED

Richard S. Ledgerwood, hereby conveys and warrants to **Richard Steven Ledgerwood**, trustee of the **Richard Steven Ledgerwood Revocable Living Trust**, Grantee, his tenancy in common interest the following described real property in the County of **KLAMATH**, State of Oregon free of encumbrances except as specifically set forth herein:

A portion of Lots 5 and 6, Block 40, "Plat of Linkville," Original Town of Klamath Falls, Oregon, more particularly described as follows:

Commencing at the most westerly corner of Lot 5, Block 40, said Plat of Linkville, said corner being the intersection of the northerly right of way line of Eighth Street and the easterly right of way line of Main Street; thence N. 38° 54' 44" E., 47.40 feet along said Main Street right of way and the northwesterly line of said Lot 5, to the True Point of Beginning of this description; thence S. 51° 05' 16" E., 107.25 feet along the middle of a common wall, said common wall being two 2x4 stud walls constructed parallel and contiguous; thence N. 38° 54' 44" E., 11.31 feet along the northwesterly side of a 2x4 stud wall; thence S. 51° 05' 16" E., along the northeasterly side of a 2x4 stud wall, a distance of 12.75 feet to a point on the southeasterly line of said Lot 5; thence N. 38° 54' 44" E., 33.36 feet to a point on the southeasterly line of Lot 6, said Block 40; said point being the most southerly corner of that property described in Deed Volume M89 at page 3, deed records of Klamath County, Oregon; thence N. 51° 08' 28" W., 120.00 feet along a line parallel with and 27.0 feet northeasterly from the southwesterly line of Lot 6, to a point on the northwesterly line of said Lot 6; thence S. 38° 54' 44" W., 44.56 feet to the True Point of Beginning. Containing 5209 square feet more or less, with bearings and distances based on record of survey No. 2860 on file in the office of the Klamath County Surveyor.

Commonly known as 810 Main Street, Klamath Falls, Oregon
Tax Account No.: R18322 Map Tax Lot: R-3809-032AA-10201-000

There is no consideration for this transfer, it is done for purposes of estate planning.

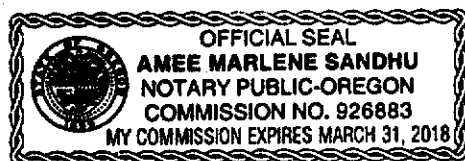
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 21 day of April, 2017.

Richard S. Ledgerwood
Richard S. Ledgerwood

STATE OF OREGON)
) ss.
County of)

This instrument was acknowledged before me on April 21st, 2017, by Richard S. Ledgerwood.



Amee M Sandhu
Notary Public - State of Oregon
My commission expires: 3/31/2018