

Grantor's Name and Address

JOHN ENGLISH  
VICTORIA ENGLISH  
3020 VALE ROAD  
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address

JOHN ENGLISH AND  
VICTORIA ENGLISH, TRUSTEES  
ENGLISH LIVING TRUST  
DATED APRIL 6, 2017  
3020 VALE ROAD  
KLAMATH FALLS, OREGON 97603

After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

JOHN ENGLISH  
VICTORIA ENGLISH  
3020 VALE ROAD  
KLAMATH FALLS, OREGON 97603

2017-004968

Klamath County, Oregon



00203343201700049680020028

05/11/2017 09:32:41 AM

Fee: \$47.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOHN ENGLISH AND VICTORIA ENGLISH, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN ENGLISH AND VICTORIA ENGLISH, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ENGLISH LIVING TRUST DATED APRIL 6, 2017, AND ANY AMENDMENTS THERETO, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath County**, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Situs address: 3020 Vale Road, Klamath Falls, Oregon 97603

Account #: R885151

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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: NONE, and that grantor will warrant and forever defend the premises and every part and 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 \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of April, 2017 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

  
JOHN ENGLISH

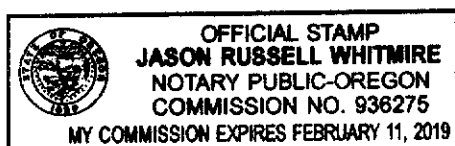
  
VICTORIA ENGLISH

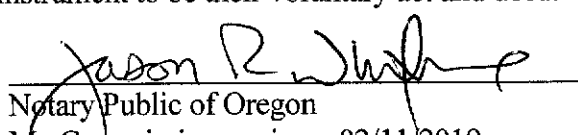
State of Oregon )

: ss.

County of Jackson )

Before me this 6th day of April, 2017, personally appeared JOHN ENGLISH and VICTORIA ENGLISH, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public of Oregon

My Commission expires: 02/11/2019

EXHIBIT "A"

A TRACT OF LAND IN LOT 2, PLAT OF JUNCTION ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, SITUATED IN THE SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  OF SECTION 6 AND THE NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1, OF SAID LAND PARTITION, FROM WHICH THE E-1/16 CORNER ON THE NORTH LINE OF SAID SECTION 7 BEARS NORTH  $46^{\circ} 57' 28''$  EAST 639.56 FEET; THENCE SOUTH  $89^{\circ} 54' 00''$  WEST 472.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH  $00^{\circ} 01' 00''$  WEST 440.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH  $88^{\circ} 51' 00''$  EAST ALONG THE NORTH LINE OF SAID LOT 2, 460.89 FEET TO THE NORTHWEST CORNER OF PARCEL 1; THENCE SOUTH  $16^{\circ} 56' 00''$  WEST 189.09 FEET; THENCE SOUTH  $14^{\circ} 01' 33''$  WEST 152.02 FEET; THENCE SOUTH  $40^{\circ} 39' 30''$  EAST 158.90 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON RECORDED SURVEY N. 4824. TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A TRACT OF LAND BEING A PORTION OF PARCEL 1 OF "MINOR LAND PARTITION 7-89" SITUATED IN THE NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE COMMON TO SAID PARCELS 1 AND 2 FROM WHICH THE EAST 1/16 CORNER COMMON TO SECTION 6 AND SECTION 7 BEARS NORTH  $57^{\circ} 44' 35''$  EAST 645.94 FEET; THENCE ALONG THE LINE COMMON TO SAID PARCELS 1 AND 2, NORTH  $40^{\circ} 39' 30''$  WEST 37.92 FEET, NORTH  $14^{\circ} 01' 33''$  EAST 152.02 FEET, AND NORTH  $16^{\circ} 56' 00''$  EAST 71.99 FEET; THENCE LEAVING SAID COMMON LINE SOUTH  $64^{\circ} 59' 00''$  EAST 26.94 FEET; THENCE SOUTH  $13^{\circ} 49' 33''$  WEST 240.70 FEET TO THE POINT OF BEGINNING.