

2017-006640

Klamath County, Oregon

06/19/2017 10:20:00 AM

Fee: \$52.00

After recording, return to:

Arthur J. Clark
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

**Until a change is requested,
mail all tax statements to:**

No Change

Tax Account No. R117028
Map & Tax Lot No. R-3514-03500-01700-000

WARRANTY DEED

Kenneth H. Landrum and Jeanne C. Landrum, Grantors, convey and warrant to Kenneth H. Landrum and Jeanne C. Landrum, Trustees of the Landrum Joint Trust dated May 26, 2017, Grantees, all Grantors' interest in the real property situated in Klamath County, state of Oregon, described on the attached Exhibit A, free of encumbrances except as specifically set forth herein.

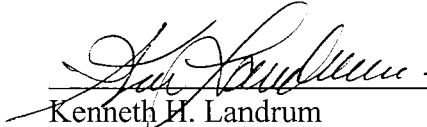
The true consideration for this conveyance is none.

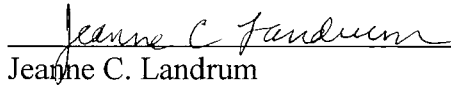
The liability and obligations of Grantors to Grantees and Grantees' successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount 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: June 15th, 2017.


Kenneth H. Landrum


Jeanne C. Landrum

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This instrument was acknowledged before me on June 15th, 2017, by Kenneth H. Landrum and Jeanne C. Landrum.



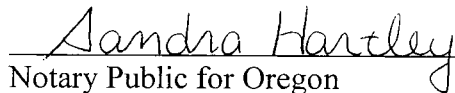

Notary Public for Oregon
My commission expires: January 21, 2019

EXHIBIT A

A Parcel of Land lying in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Twp. 35 S., R. 14 E., W.M., Klamath County, Oregon, more particularly described as follows: Starting at the NE Corner of the SW $\frac{1}{4}$ of Said Section, which Corner is marked by a Brass Cap set in a mound of stone (labeled "CTR $\frac{1}{4}$ SC, S35, 3641"); Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$ 288.75 feet more or less to the Right and Northerly bank of the North Fork of Sprague River; Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$ to its intersection with the Medial Line of North Fork of Sprague River, which intersection is the True Point of Beginning of this description; Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$ to the SE Corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, which Corner lies 226.71 Feet Southerly from the Left (South) Bank of the North Fork of Sprague River, and which corner is monumented by a Brass Cap set in a mound of stone (labeled "1/32 GANONG 3641"); Thence South 89°59' West along the South Line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ 726.0 feet; Thence North 0°50'30" West 226.71 feet; Thence North 89°59' East 264.0 feet; Thence South 30° East to the Medial Line of the North Fork of Sprague River; Thence Easterly and Upstream along said Medial Line of the North Fork of the Sprague River to the True Point of Beginning. The Parcel to which the above description applies contains 4.10 acres, more or less. ✓

TOGETHER WITH a non-exclusive easement for ingress and egress on the road across the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 35, Twp. 35 S., R. 14 E., W.M. as the same now exists or may hereafter be relocated.