

2017-013931

Klamath County, Oregon



00214312201700139310020029

12/07/2017 10:36:36 AM

Fee: \$47.00

After recording, return to:

SCOTT C. SCHULTZ

Attorney at Law

969 Willagillespie Road

Eugene, OR 97401

Until a change is requested,

mail all tax statements to:

NO CHANGE

WARRANTY DEED

B. PAULETTE KNOLL and GRANT KNOLL, "Grantors", hereby convey and warrant to B. PAULETTE KNOLL and BARRON W. KNOLL, not as tenants in common, but with right of survivorship, "Grantees", the following real property, free of encumbrances except for matters of public record:

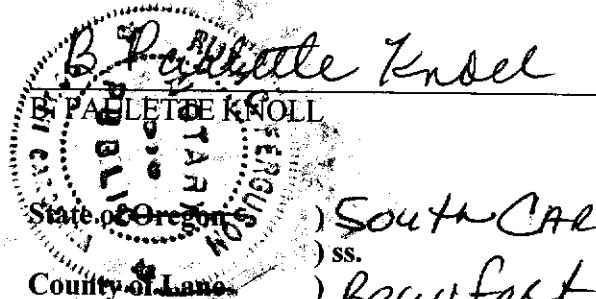
SEE EXHIBIT "A" ATTACHED HERETO

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 A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR 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, AND 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 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

Dated this 5th day of December, 2017.



) South Carolina
) ss.
) Beaufort

This instrument was acknowledged before me on the 5th day of December, 2017, by B. PAULETTE KNOLL.

Ruth C. Ferguson
Notary Public for Oregon
Aug 31, 2020

Barron Knoll
Returned at Counter

EXHIBIT "A"

PARCEL 1: The W 1/2 SW 1/4 SE 1/4 in Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the right of way for the U.S.R.S. East Branch Canal as now constructed across said tract.

PARCEL 2: All of the W 1/2 of the E 1/2 of the SW 1/4 of the SE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying South of the O.C. & E.R.R. right of way and excepting the right of way of the U.S.B.R. East Branch Canal

PARCEL 3: The SW 1/4 of the NE 1/4 and Government Lot 3 of Section 21; ALSO beginning at the Southeast corner of the NW 1/4 of NE 1/4 of Section 21; thence West 80 rods; thence North 42 rods; thence East 80 rods; thence South 42 rods to the Place of Beginning, and being in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; ALSO all the W 1/2 of NW 1/4 of NE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of that certain tract deeded to Adah Brown, described on page 125 Volume 26, Deed Records of Klamath County, Oregon, EXCEPT rights of way for canals and laterals as presently located thereof.

PARCEL 4: The Northerly 38 rods of the W 1/2 of the E 1/2 of the NW 1/4 of the NE 1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.