

Barron Knoll  
Returned at Counter



00214313201700139320020026

12/07/2017 10:36:41 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, Trustee of the KNOLL FAMILY TRUST, dated January 22, 1992, "Grantor", hereby conveys and warrants 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 5<sup>th</sup> day of December, 2017.

B. Paulette Knoll, Trustee  
PAULETTE KNOLL, Trustee  
South Carolina  
County of Lane ss. Beaufort

This instrument was acknowledged before me on the 5<sup>th</sup> day of December, 2017, by B. PAULETTE KNOLL, as Trustee of the KNOLL FAMILY TRUST.

Ruth C. Ferguson  
Notary Public for Oregon  
Aug. 3, 2020

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 3:**

The SE1/4 of the SW1/4 and that portion of the NE1/4 of the SW1/4 lying South of the O.C. & E. Railroad and excepting the right of way of the U.S.B.R. East Branch Canal in Section 16 Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. K

**PARCEL 4:**

That portion of the W1/2 of the W1/2 Section 16 lying South of the Oregon California Eastern Railway Excepting therefrom that portion within the U.S.B.R. East Branch Canal; in Township 39 South, Range 10 East of the Willamette Meridian.

**PARCEL 5:**

The NE1/4 of the SE1/4 and the SE1/4 of the SE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian Excepting Therefrom That portion within the U.S.B.R. East Branch Canal

**PARCEL 6:**

Parcels 2 of Land Partition 28-96, filed September 30, 1997 in Klamath County Clerk's Office being Parcel 3 of Major Land Partition 8-90 and property line adjustment 8-95, situated in the E1/2 E1/2 of Section 20 and the NW1/4 and the N1/2 SW1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

~~**PARCEL 7:**~~

~~The SW1/4 of the NE1/4 and Government Lot 3 of Section 21; ALSO beginning at the Southeast corner of the NW1/4 of the NE1/4 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 W1/2 of the NW1/4 of the NE1/4 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 and described in Volume 26, Page 125, deed records of Klamath County, Oregon, EXCEPT rights of way for canals and laterals as presently located thereof.~~

**PARCEL 8:**

A strip of land one rod wide off of the North end of the NW1/4 of the SE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian Klamath County, Oregon