

196936AM  
**RECORDING COVER SHEET**  
(Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

**2017-014320**

Klamath County, Oregon

12/15/2017 02:53:00 PM

Fee: \$62.00

**AFTER RECORDING RETURN TO:**

Beverly Walters and John Walters

148965 Ahern Drive

La Pine, OR 97739

**1) TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)  
Statutory Warranty Deed

**2) DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160  
The Glorianne C. Anderson Revocable Living Trust Dated 04/25/2012, Glorianne C. Anderson,  
Trustee

**3) INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160  
Beverly Walters and John Walters, as Tenants by the Entirety

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) - Amount in dollars or other

\$ 249,900.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Beverly Walters and John Walters

148965 Ahern Drive

La Pine, OR 97739

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant.** ORS 205.125(1)(c)

\$

**8) If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:**

"Re-recorded at the request of AmeriTitle to correct  
legal description, see attached Exhibit "A" for correct legal description

previously recorded in Book \_\_\_\_\_ and page \_\_\_\_\_, or as Fee Number 2017-012729."

Return To:  
**AmeriTitle**

## EXHIBIT "A"

196936AM

A tract of land located in the Southeast one-quarter of the Southeast one-quarter (SE1/4, SE1/4), of Section 13, Township 23 South, Range 09 East, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Southeast one-quarter of the Southeast one-quarter (SE1/4, SE1/4), of Section 13, Township 23 South, Range 09 East, said point being a 3" Brass Cap, Thence North 89° 59' 03" West, along the South line of said Southeast one-quarter of the Southeast one-quarter (SE1/4, SE1/4), of Section 13, a distance of 1315.12 feet to a 5/8" iron rod and the Southwest corner of said Southeast one-quarter of the Southeast one-quarter;

Thence leaving said South line and along the West line of said Southeast one-quarter of the Southeast one-quarter, North 00° 17' 21" East, 553.98 feet to a 5/8" iron rod;

Thence leaving said West line, South 89° 57' 29" East, 1314.26 feet to the East line of said Southeast one-quarter of the Southeast one-quarter;

Thence along said East line, South 00° 12' 00" West, 553.37 feet to the Point of Beginning,

EXCEPTING THEREFROM the right of way of The Dalles-California Highway (Highway 97) and the right of way of Walker Basin Canal as shown on the Plat of LP 31-03.

TOGETHER WITH all of that portion of the Northeast one-quarter of the Northeast one-quarter (NE1/4, NE1/4) of Section 24, Township 23 South, Range 09 East, lying Easterly of the centerline of the Walker Basin Canal, Westerly of the Westerly right-of-way line of The Dalles-California Highway, and Northerly of a line which is parallel to and 165 feet Southerly from the Northerly line of said Section 24.

Also known as Parcel 2 of Land Partition 31-03, located in the NE1/4 NE1/4 of Section 24 and the SE1/4 SE1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.



THIS SPACE RESERVED FOR

2017-012729  
Klamath County, Oregon  
11/03/2017 03:50:48 PM  
Fee: \$47.00

After recording return to:  
Beverly Walters and John Walters  
148965 Ahern Drive  
La Pine, OR 97739

Until a change is requested all tax statements shall be  
sent to the following address:  
Beverly Walters and John Walters  
148965 Ahern Drive  
La Pine, OR 97739  
File No. 196936AM

### STATUTORY WARRANTY DEED

**The Glorianne C. Anderson Revocable Living Trust Dated 04/25/2012, Glorianne C. Anderson, Trustee,**  
Grantor(s), hereby convey and warrant to

**Beverly Walters and John Walters, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**A tract of land located in the Southeast one-quarter of the Southeast one-quarter (SE1/4, SE1/4), of Section  
13, Township 23 South, Range 09 East, W.M., Klamath County, Oregon, being more particularly described  
as follows:**

**Beginning at the Southeast corner of said Southeast one-quarter of the Southeast one-quarter (SE1/4,  
SE1/4), of Section 13, Township 23 South, Range 09 East, said point being a 3" Brass Cap, Thence North 89°  
59' 03" West, along the South line of said Southeast one-quarter of the Southeast one-quarter (SE1/4,  
SE1/4), of Section 13, a distance of 1315.12 feet to a 5/8" iron rod and the Southwest corner of said Southeast  
one-quarter of the Southeast one-quarter;**

**Thence leaving said South line and along the West line of said Southeast one-quarter of the Southeast one-  
quarter, North 00° 17' 21" East, 553.98 feet to a 5/8" iron rod;**

**Thence leaving said West line, South 89° 57' 29" East, 1314.26 feet to the East line of said Southeast one-  
quarter of the Southeast one-quarter;**

**Thence along said East line, South 00° 12' 00" West, 553.37 feet to the Point of Beginning,**

**Also known as Parcel 2 of Land Partition 31-03, located in the NE1/4 NE1/4 of Section 24 and the SE1/4  
SE1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County,  
Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-013D0-03101-000



The true and actual consideration for this conveyance is \$249,900.00.



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Beverly Walters and John Walters

148965 Ahern Drive

La Pine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

Beverly Walters and John Walters

148965 Ahern Drive

La Pine, OR 97739

File No. 196936AM

Recorded Electronically	
ID	20102119
County	Klamath
Date	11/03/11 Time 2:00P

### STATUTORY WARRANTY DEED

**The Glorianne C. Anderson Revocable Living Trust Dated 04/25/2012, Glorianne C. Anderson, Trustee,**

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**Beverly Walters and John Walters, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**A tract of land located in the Southeast one-quarter of the Southeast one-quarter (SE1/4, SE1/4), of Section 13, Township 23 South, Range 09 East, W.M., Klamath County, Oregon, being more particularly described as follows:**

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**Also known as Parcel 2 of Land Partition 31-03, located in the NE1/4 NE1/4 of Section 24 and the SE1/4 SE1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-013D0-03101-000



The true and actual consideration for this conveyance is \$249,900.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 23 day of Oct, 2017.

The Glorianne C. Anderson Revocable Living Trust Dated 04/25/2012

By Glorianne C. Anderson  
Glorianne C. Anderson, Trustee

State of Oregon } ss.  
County of Deschutes }

On this 23 day of Oct, 2017, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Glorianne C. Anderson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Glorianne C. Anderson Revocable Living Trust dated 04/25/2012, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teresa M. Ives  
Notary Public for the State of Oregon  
Residing at: La Pine  
Commission Expires: 9/24/21

