

2018-001328

Klamath County, Oregon

02/01/2018 11:49:01 AM

Fee: \$52.00

Kathleen Erion
267 N Settlemier Ave.
Woodburn, OR 97071
Grantor's Name & Address

Ellen G. Redel, Trustee of the
Ellen G. Redel Trust
267 N Settlemier Ave.
Woodburn, OR 97071
Grantee's Name & Address

Prepared by and after recording
return to:
Kathryn M. Belcher
McGinty Belcher & Hamilton,
Attorneys, P.C.
P.O. Box 12806
Salem, OR 97309

Until requested otherwise, send all tax statements
to:

Ellen G. Redel, Trustee
267 N Settlemier Ave.
Woodburn, OR 97071

Situs Address: 267 N Settlemier Ave.
Woodburn, OR 97071

WARRANTY DEED

Kathleen Erion, Grantor, conveys and warrants to Ellen G. Redel, Trustee of the Ellen G. Redel Trust, Grantee, all interest in the following described real property, free of encumbrances, except for matters of public record in Marion County, Oregon:

SEE EXHIBIT A

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 EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. 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.

The true consideration for this conveyance is \$0.

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. 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

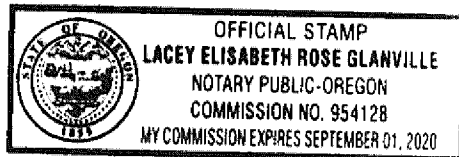
Dated this ^{30th}~~25th~~ day of January, 2018

Kathleen Erion

Kathleen Erion, Grantor

STATE OF OREGON)
 ^{Multnomah}) ss.
County of ~~Marion~~)
 ~~25~~

Personally appeared before me this ^{30th}~~25th~~ day of January, 2018, the within named Kathleen Erion, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.



Lacey Elisabeth Rose Glanville
Notary Public for Oregon
My Commission Expires: 09/01/2020

EXHIBIT A

Beginning at an iron rod in the West line of Settlemer Avenue which is North 67 deg. 15' West 679.60 feet and North 16 deg. 35' East 260.06 feet from the City monument on the South side of Montgomery Street and the center line of Second Street in the City of Woodburn, Marion County, Oregon; running thence North 74 deg. 09' West 205.32 feet to an iron pipe; thence North 32 deg. 10' East 97.99 feet to an iron pipe; thence South 71 deg. 33' East 179.60 feet to an iron pipe on the West line of said Avenue; thence South 16 deg. 35' West along the West line of said Avenue, 85.00 feet to the place of beginning.