

2018-002885

Klamath County, Oregon



00218777201800028850020028

03/16/2018 09:42:56 AM

Fee: \$47.00

After recording, please return this deed to, and (until a change is requested) send tax statements to:

Patrick Joseph Lee  
212 Tattlers Trail  
Irmo, South Carolina 29063

The identities of the Grantor(s) and Grantee(s) are:

Grantor:

Estate of Paul Andrew Lee  
212 Tattlers Trail  
Irmo, South Carolina 29063

Grantee:

Patrick Joseph Lee  
212 Tattlers Trail  
Irmo, South Carolina 29063

STATUTORY WARRANTY DEED

PATRICK JOSEPH LEE, administrator for the ESTATE OF PAUL ANDREW LEE, deceased, Grantor, hereby conveys and warrants to PATRICK JOSEPH LEE, Grantee, an undivided fifty percent (50%) interest as tenant in common in the real property described on Exhibit "A" attached hereto, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises.

The true consideration for this conveyance is \$0.00.

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 will 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 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 7<sup>TH</sup> day of MARCH, 2018.

GRANTOR: ESTATE OF PAUL ANDREW LEE

  
Patrick Joseph Lee, Administrator

STATE OF SOUTH CAROLINA )  
County of Lexington ) ss.

The foregoing instrument was acknowledged before me this 7 day of March, 2018, by Patrick Joseph Lee, administrator for the Estate of Paul Andrew Lee, Grantor.

WITNESS my hand and official seal

  
Notary Public

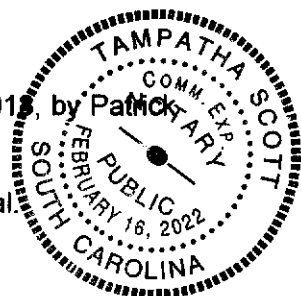


EXHIBIT "A" TO STATUTORY WARRANTY DEED

Description of Property Conveyed  
(Estate to Lee)

A parcel of land situate in the SW 1/4 of the SE 1/4 of Section 6 and the NW 1/4 of the NE 1/4 of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at Brass Cap to corner of Section 6, 5, 7 and 8; thence South 2218.6 feet; thence West 934.1 feet to iron pin (Survey #1056); thence North 36 degrees 59' 30" West 421.9 feet to 1/2" iron pin; thence North 27 degrees 27' 07" West 917.7 feet to a 1/2" iron pin (Survey #1107); thence North 27 degrees 27' 07" West 164.2 feet to a point; thence North 36 degrees 42' 37" West 581.5 feet to a point; thence North 17 degrees 42' West 787.8 feet to 5/8" iron rebar which is the true point of beginning; thence Northerly along the Easterly right of way of Old Highway 97, which is now the County Road, a distance of 330.5 feet, more or less to a 5/8" iron rebar; thence North 85 degrees 59' East 82.1 feet to 5/8" iron rebar; thence South 18 degrees 07' 30" East 361.5 feet to a 5/8" iron rebar; thence North 87 degrees 37' 30" West 182.7 feet to the point of beginning.