

2018-003147

Klamath County, Oregon



00219084201800031470010011

## WARRANTY DEED

03/22/2018 03:31:24 PM

Fee: \$42.00

Roland J. Welspiel  
Grantor

Roland J. Welspiel, Trustee  
2315 Lindley Way  
Klamath Falls, OR 97601  
Grantees

After recording return to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that ROLAND J. WELSPIEL, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to ROLAND WELSPIEL, ALSO KNOWN AS ROLAND JACK LEROY WELSPIEL, as Trustee of the Roland Jack Leroy Welspiel 2016 Revocable Living Trust, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

A tract of land situated in the S ½ of the NW ¼ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 429 feet and East 1245.8 feet from the iron pin which marks the Southwest corner of the NW ¼ of the NW ¼ of said Section 5; thence East 125 feet; Thence South 100 feet; Thence West 125 feet; Thence North 100 feet to the point of beginning.

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of OTHER THAN MONEY.

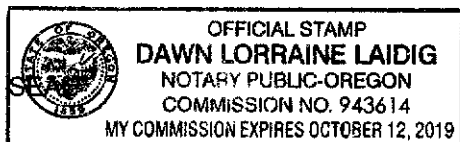
Dated this 22nd of March 2018.

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.

Roland J. Welspiel  
Roland J. Welspiel

STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named Roland J. Welspiel and acknowledged the foregoing instrument to be his voluntary act and deed this 22nd day of March, 2018.



Before me:

[Signature]  
Notary Public for Oregon  
My Commission expires: 10/12/19

Scott MacArthur  
Returned at Counter