

2018-004540

Klamath County, Oregon



00220665201800045400020028

04/16/2018 08:56:49 AM

Fee: \$47.00

After recording return to:

Milton E. Gifford, P.C.

P.O. Box 247

Cottage Grove, OR 97424

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

Brian W. Winner

2021 SW Main St. #47

Portland, OR 97205

WARRANTY DEED

RONALD W. WINNER, 1515 Edison Ave., Cottage Grove, OR 97424, Grantor, conveys and warrants to BRIAN W. WINNER, 2021 SW Main St. #47, Portland, OR 97205, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

See attached Exhibit "A" hereto.

Subject to: Streets, easements, covenants and restrictions of record, and rights of the public therein.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

"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."

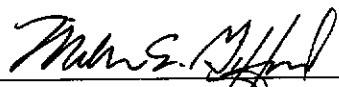
Date this April 10, 2018.


RONALD W. WINNER

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named RONALD W. WINNER, and acknowledged the foregoing instrument to be his voluntary act and deed this April 10, 2018.

Before me:


Notary Public for Oregon



(Official Seal)

Exhibit "A"

A parcel of land situated in Section 1, Township 24 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe which is North 1,329.52 feet and East 2,003.20 feet from the Southwest corner of said Section 1; thence North $88^{\circ} 16'$ East, a distance of 75 feet to an iron pipe; thence North $01^{\circ} 44'$ West to the centerline of Crescent Creek; thence Southwesterly along the centerline of Crescent Creek to a point that is North $01^{\circ} 44'$ West of the point of beginning; thence South $01^{\circ} 44'$ East to the point of beginning.

The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South $61^{\circ} 12'$ West at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer. The above described parcel of land is subject to an easement along the Southerly thirty feet thereof to provide ingress and egress to other properties in the area and an easement is hereby granted along the Southerly thirty feet of that point of the N1/2 SW1/4 of said Section 1 lying East of the County Road to provide ingress and egress to the above described parcel of land.

Account #R144579 and Map: R-2406-001CA-02100-000; Account #R144588 and Map R-2406-001CA-02200-000