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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2018-007399

Klamath County, Oregon



00224097201800073990030033

06/19/2018 03:00:17 PM

Fee: \$92.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Kendra Trenchard  
10502 McKinnon Drive  
Midland, OR 97134  
Dennis Dale Taber  
Melinda Christine Taber  
71 West Johnson Burns, OR 97720

Graftor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):  
Dennis Dale Taber  
Melinda Christine Taber  
71 West Johnson Burns, OR 97720

Until requested otherwise, send all tax statements to (Name and Address):  
Dennis Dale Taber  
Melinda Christine Taber  
71 West Johnson Burns, OR 97720

## WARRANTY DEED - STATUTORY FORM

Kendra Trenchard

~~Dennis Dale Taber and Melinda Christine Taber~~ Grantor,  
conveys and warrants to Dennis Dale Taber and Melinda Christine Taber Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath  
County, Oregon:

Old exhibit A & B.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$10,000.00 (Here, comply with the requirements of ORS 93.030.)

DATED June 19, 2018; any signature on behalf of a business or other entity is made with the  
authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 19, 2018  
by Kendra Amanda Trenchard

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL STAMP  
SONYA JUNE WELLMAN  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 943063

MY COMMISSION EXPIRES SEPTEMBER 16, 2019

Sonya June Wellman  
Notary Public for Oregon

My commission expires 09/16/2019

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land lying in Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; the said Parcel being that portion of Lots 1 and 2 and the N1/2 of Lot 3, said Block 6 lying Southeasterly of the following described line:

Beginning at a point opposite and 100 feet Southeasterly of Engineer's Station 179+50 on the center line of the relocated The Dalles-California Highway; thence Southwesterly in a straight line to a point opposite and 125 feet Southeasterly of Engineer's Station 187+50 on said center line, which center line is described as follows:

Beginning at Engineer's center line Station 173+89.60, said station being 3064.47 feet North and 2316.65 feet East of the Southwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 28° 36' 30" West 5610.4 feet to Engineer's center line Station 230+00.

Bearings are based upon the Oregon Co-ordinate System, South Zone.

MT74566-LW

THIS SPACE RESER

M06-13126

Klamath County, Oregon

06/27/2006 02:44:40 PM

Pages 1 Fee: \$21.00



After recording return to:

TRACY L. TRENCHARD

1729 LAUREL STREET

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

TRACY L. TRENCHARD

1729 LAUREL STREET

KLAMATH FALLS, OR 97601

Escrow No. MT74566-LW

Title No. 0074566

SWD

Exhibit B

### STATUTORY WARRANTY DEED

ANN BERNAT, Grantor(s) hereby convey and warrant to TRACY L. TRENCHARD and GARY J. TRENCHARD, 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:

#### PARCEL 1

The S1/2 of Lot 3, Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission. Tax Account No: 3909-005CA-04400-000 Key No: 533293

#### PARCEL 2

Lot 4, Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission. Tax Account No: 3909-005CA-04500-000 Key No: 533284

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:

The true and actual consideration for this conveyance is \$3,250.0

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 22nd day of JUNE, 2006

ANN BERNAT

State of Illinois  
County of Will

This instrument was acknowledged before me on June 22, 2006 by ANN BERNAT.



(Notary Public for Illinois)  
My commission expires 3-1-08