



09/10/2018 11:03:10 AM

Fee: \$87.00

Recording Requested by:

Bonnie A. Lam

Attorney for Grantor(s)

111 N. Seventh Street

Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:

Jon & Jill O'Donnell, Trustees

1821 Joe Wright Road

Klamath Falls, OR 97603

Until requested otherwise, send all

tax statements to:

Jon & Jill O'Donnell, Trustees

1821 Joe Wright Road

Klamath Falls, OR 97603

WARRANTY DEED

Jon Kevin O'Donnell and Jill Marie O'Donnell, "Grantor," hereby conveys, grants, sells and warrants, to Jon Kevin O'Donnell and Jill Marie O'Donnell, as Trustees of the *Jon and Jill O'Donnell Revocable Living Trust* under agreement dated September 7, 2018, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "1"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' 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 GRANTORS 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 GRANTORS 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 per trust agreement.

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7<sup>th</sup> day of September, 2018.

JON KEVIN O'DONNELL

JILL MARIE O'DONNELL

STATE OF OREGON )

) ss.

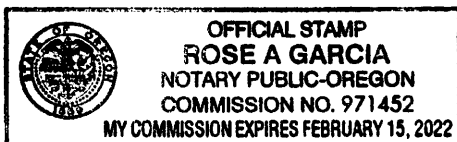
County of KLAMATH )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of September, 2018 by  
Jon Kevin O'Donnell and Jill Marie O'Donnell.

Rose A. Garcia

Notary Public for Oregon

My Commission Expires: February 15, 2022



PARCEL 1:

Beginning at the North one-quarter corner of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence East, along the North boundary of said Section 21 to the Southwesterly boundary of the U.S.R.S. A-3 Lateral; thence Southeasterly, along said Lateral boundary to the Westerly boundary of the U.S.R.S. 1-G drain; thence Southerly along said drain boundary to the Northerly boundary of the U.S.R.S. No. 1 drain; thence Northwesterly along said drain boundary to the West boundary of the NE $\frac{1}{4}$  of Section 21; thence North, along the West boundary of the NE $\frac{1}{4}$  of Section 21 to the true point of beginning.

PARCEL 2:

Commencing at the North one-quarter corner of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the West boundary of the NE $\frac{1}{4}$  of said Section 21 to the Southerly boundary of the U.S.R.S. No. 1 drain for the true point of beginning of this description; thence Southeasterly along said drain boundary, to the North boundary of Joe Wright Road; thence West along said road boundary to the Easterly boundary of the Lost River diversion Channel; thence Northwesterly, along said diversion channel boundary to the West boundary of the NE $\frac{1}{4}$  of said Section 21; thence North, along the West boundary of the NE $\frac{1}{4}$  of said Section 21 to the true point of beginning.

PARCEL 3:

That portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, lying East of Klamath Irrigation District Drain 1-G-2-A.

PARCEL 4:

That part of the N $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, which lies North of the U.S.R.S. Lost River Diversion Channel; less a strip 30 feet wide off West side of NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section deeded to Klamath County, Oregon, by Fritz R. Hauger and wife, by Deed dated July 27, 1920, and recorded February 15, 1926, in Book 69 at page 287 of said Deed records and less that portion described in Order No. 4253 of the District Court of the United States for the District of Oregon, entitled "Judgment of Declaration of Taking and Order Granting Possession", recorded in Book 229 at page 308 of Klamath County, Oregon, Deed Records.

EXCEPTING THEREFROM:

A piece or parcel of land beginning at a point that is 124 feet South of the Section corner common to Sections 16, 17, 20 and 21 and on the West side of Section 21; thence East at right angles to said West section line 440 feet to a point; thence South 400 feet and parallel to the West line of said Section 21 to a point; thence West 440 feet, more or less, and at right angles to the West line of said Section 21 to the West line of Section 21; thence North along the said West line of said Section 21, 400 feet, more or less to the point of beginning.

AND ALSO EXCEPTING THEREFROM the above described parcels, any part lying within the boundaries of drains and laterals.