

2018-012029

Klamath County, Oregon

10/02/2018 10:44:00 AM

Fee: \$92.00

After recording, return to:

Nicholas M. Frost
Hershner Hunter, LLP
P.O. Box 1475
Eugene, OR 97440

**Until a change is requested,
mail all tax statements to:**

Scott D. and Kellie L. Chambers, Trustees
86195 Dery Road
Pleasant Hill, OR 97456

Tax Account No. R144819; R147834; R147870
Map & Tax Lot No. R2407-00000-00600-000; R2407-02000-01100-000;
R2407-02000-00400-000

WARRANTY DEED

Scott D. Chambers, Grantor, conveys and warrants to Scott D. Chambers and Kellie L. Chambers, Trustees of the Scott and Kellie Chambers Trust dated August 22, 2017, Grantees, the real property situated in Klamath County, state of Oregon, described on the attached Exhibit A, free of encumbrances except as specifically set forth herein.

The true consideration for this conveyance is none.


The liability and obligations of Grantor to Grantees and Grantees' successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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

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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.

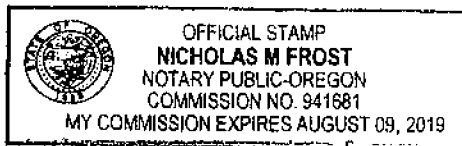
DATED: October 26, 2017.




Scott D. Chambers

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on October 26, 2017, by Scott D. Chambers.





Notary Public for Oregon
My commission expires: August 9, 2019

EXHIBIT A

Tax Account No. R144819; R147834; R147870

**Map and Tax Lot No. R2407-00000-00600-000; R2407-02000-01100-000;
R2407-02000-00400-000**

SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19; S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 20, Township 24 South, Range 7 E.W.M., Klamath County, Oregon. ✓

SAVING AND EXCEPTING THEREFROM the following described portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20: Beginning at an iron post set at the Southeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20; running thence Westerly along the South line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20 a distance of 750 feet to an iron stake which is the point of beginning of the description of the land herein described; thence Westerly along said South line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 182.2 feet; thence Southerly at right angles to said South line a distance of 100 feet; thence Easterly parallel to said South line a distance of 182.2 feet; thence Northerly 100 feet to the point of beginning.