

2018-013062

Klamath County, Oregon



00230986201800130620010016

10/26/2018 09:18:04 AM

Fee: \$82.00

After recording return to:

James O. McGirl and Christine C. McGirl, Trustees
1140 Morningside Lane
Klamath Falls, OR 97603

Grantor**WARRANTY DEED**

Until a change is requested, all tax statements
shall be sent to the following address:
James O. McGirl and Christine C. McGirl, Trustees
Same as above

KNOW ALL MEN BY THESE PRESENTS, That James O. McGirl and Christine C. McGirl, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by James O. McGirl and Christine C. McGirl, Trustees, of the McGirl Family Living Trust hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point to the center line of Morningside Lane, a forty foot roadway from which the Northwesterly corner of the SW1/4 of NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian bears South 88°50' 1/2' West along the centerline of said Morningside Lane 485 feet, and North 0°10' East along the Westerly boundary of said Section 21, 858 feet; and running thence South 0°10' West 476.1 feet more or less to a point in the Northerly boundary of the right of way of the U.S. Reclamation Service Project No. 1-N Drain; thence North 88°48' East along said right of way boundary 310 feet; thence North 0°10' East 475.7 feet more or less to a point in the said centerline of Morningside Lane; South 88°50' 1/2' West along the said centerline 310 feet more or less, to the point of beginning, situated in the S1/2NW1/4 of Section 21, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Subject to easement for on half of Morningside Lane.

Subject to: Covenants, conditions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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, 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

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument October 26, 2018.

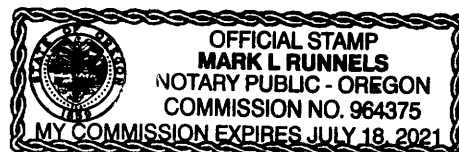
James O. McGirl

Christine C. McGirl

STATE OF OREGON, County of Klamath)ss.

On October 26, 2018, personally appeared the above named James O. McGirl and Christine C. McGirl and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My Commission Expires: July 18, 2021



Returned at Counter