

2018-014592  
Klamath County, Oregon



12/06/2018 11:50:31 AM

Fee: \$97.00

**WARRANTY DEED -- STATUTORY FORM**

**Grantor: DORTHY L. SLATON**

**Grantee: DORTHY LEE SLATON, Trustee**

**After recording return to:**

**DORTHY LEE SLATON, Trustee  
P.O. Box 303  
Midland, OR 97634**

**Address for tax statements:**

**DORTHY LEE SLATON, Trustee  
P.O. Box 303  
Midland, OR 97634**

**Consideration:** The true consideration for this conveyance is \$NONE. The actual consideration consists of transfer of title to avoid probate.

**DORTHY L. SLATON, aka DORTHY LEE SLATON, Grantor, conveys and warrants to DORTHY LEE SLATON, Trustee of the DORTHY LEE SLATON Revocable Living Trust dated September 17, 2018, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:**

Returned at Counter

PARCEL 1 of MLP 80-12:

The W1/2NE1/4NE1/4 of Section 6, Township 40 South, Range 9  
East of the Willamette Meridian, Klamath County, Oregon.

**SAVE AND EXCEPT:**

**Legal Description of a Parcel of Land to be conveyed by  
Dorthy L. Slaton to William E. and Susan M. Reynolds  
Property Line Adjustment No. 19-11**

A tract of land situated in the W1/2 NE1/4 NE1/4 of Section 6, Township 40 South, Range 9  
East of the Willamette Meridian, Klamath County, Oregon, more particularly described as  
follows:

Commencing at the northwest corner of said E1/2 NE1/4 NE1/4 of Section 6, Township 40  
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South  
00°07'28" West, 30.00 feet along the west line of said E1/2 NE1/4 NE1/4 of Section 6, to a  
Mag Nail with washer stamped "LS 58985", on the south right of way line of Old Midland  
Road, as shown on Record of Survey No. 7749 on file in the office of the Klamath County  
Surveyor; thence continuing South 00°07'28" West, 655.51 feet along the west line of said  
E1/2 NE1/4 NE1/4 of Section 6 to the True Point of Beginning of this description; thence  
continuing South 00°07'28" West, 655.51 feet, along the west line of said E1/2 NE1/4 NE1/4  
of Section 6, to a 5/8" rebar with yellow plastic cap stamped "Rhine-Cross Group LLC", at  
the southeast corner of said W1/2 NE1/4 NE1/4 of Section 6, said point also being the  
southeast corner of that real property conveyed to Dorthy L. Slaton, described in Deed  
Volume M96 at page 13485; thence North 89°45'36" West, 23.00 along the south line of  
said W1/2 NE1/4 NE1/4 of Section 6, to a 5/8" rebar, with yellow plastic cap stamped  
"Rhine-Cross Group LLC"; thence North 02°08'02" East, 655.87 feet, to the True Point of  
Beginning.

**TOGETHER WITH:**

**Legal Description of a Parcel of Land to be conveyed by  
William E. and Susan M. Reynolds to Dorthy L. Slaton  
Property Line Adjustment No. 19-11**

A tract of land situated in the E1/2 NE1/4 NE1/4 of Section 6, Township 40 South, Range 9  
East of the Willamette Meridian, Klamath County, Oregon, more particularly described as  
follows:

Beginning at the northwest corner of said E1/2 NE1/4 NE1/4 of Section 6, Township 40  
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point also  
being the northwest corner of that real property conveyed to William E. Reynolds and Susan  
M. Reynolds, husband and wife, described in Deed Volume 2011-12110; thence South  
00°07'28" West, 30.00 feet along the west line of said E1/2 NE1/4 NE1/4 of Section 6, to a  
Mag Nail with washer stamped "LS 58985", on the south right of way line of Old Midland  
Road, as shown on Record of Survey No. 7749 on file in the office of the Klamath County  
Surveyor; thence continuing South 00°07'28" West, 655.51 feet along the west line of said  
E1/2 NE1/4 NE1/4 of Section 6; thence North 02°08'02" East, 656.02 feet to a 5/8" rebar,  
with yellow plastic cap stamped "Rhine-Cross Group LLC", on the south right of way line of  
Old Midland Road; thence continuing North 02°08'02" East, 30.02 feet to a point on the  
north line of said E1/2 NE1/4 NE1/4 of Section 6; thence South 89°51'17" West, 24.05 feet  
to the point of beginning.



Map attached as Exhibit "A".

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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, AND 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 THE 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.

Dated this 4<sup>th</sup> day of December, 2018.

Dorthy L. Slaton  
DORTHY L. SLATON, aka  
DORTHY LEE SLATON

STATE OF OREGON

County of Clatsop ) ss. December 4<sup>th</sup>, 2018

Personally appeared the above-named DORTHY L. SLATON, aka DORTHY LEE SLATON acknowledged the foregoing instrument to be her voluntary act and deed.



Morgan Kessler  
Notary Public for Oregon  
My Commission expires: 3/30/2020