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NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2018-014903

Klamath County, Oregon



00233195201800149030020028

12/12/2018 12:58:58 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantor's Name and Address

S. Torrey  
Box 279  
Bl, Or. 97622

Grantee's Name and Address

After recording, return to (Name and Address):

S. Torrey  
PO Box 279  
Bl, Or. 97622

Until requested otherwise, send all tax statements to (Name and Address):

SAME

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Steven Torreyhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Lynn Torrey

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

61069 Hwy 140 E. (R-3614-034AC-00700--000 Bl  
NORTH, BLOCK 1 Lot Por

See exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and 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 \$ 1.00. <sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on December 12, 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.

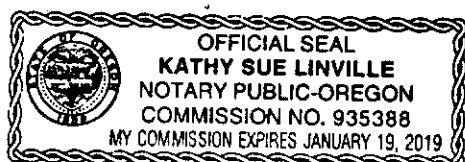
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on December 12, 2018by Steven H. Torrey

This instrument was acknowledged before me on

by

as

of



Kathy Sue Linville

Notary Public for Oregon

My commission expires 1-19-19

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY WHICH LIES NORTH 20 DEGREES 06' WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY A DISTANCE OF 152.05 FEET FROM THE MOST SOUTHERLY CORNER OF TRACT I OF NORTH BLY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, WHICH POINT IS THE WESTERLY CORNER OF DEED RECORDED MAY 15, 1962 IN DEED VOLUME 337, PAGE 426, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND RUNNING THENCE; NORTH 61 DEGREES 07' EAST A DISTANCE OF 133.34 FEET TO A POINT; THENCE NORTH 28 DEGREES 53' WEST A DISTANCE OF 50.25 FEET TO A POINT; WHICH POINT IS THE EASTERLY CORNER OF A DEED RECORDED JANUARY 17, 1963, IN DEED VOLUME 346, PAGE 544, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 61 DEGREES 07' WEST A DISTANCE OF 125.58 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 20 DEGREES 06' EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY A DISTANCE OF 50.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID TRACT BEING A PORTION OF TRACTS I AND D OF NORTH BLY, IN THE SE1/4 OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON.

Tax Parcel Number: R-3614-034DC-00700

RE SPACE INSUFFICIENT CONTINUE READING