

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY

2019-000097

Klamath County, Oregon

01/04/2019 09:14:01 AM

Fee: \$87.00

STATE OF OREGON

County of _____

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Jeffrey S. Linders and Marie A. Linders Trustees513 Main St suite 101Klamath Falls, Or 97601

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

same as below

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

Timothy L. Clemens6408 Onyx AveKlamath Falls, Or 97603

NAME

TITLE

By _____, Deputy.

Correction deed of 2018-007786 for proper signatures of Trustees

WARRANTY DEED - STATUTORY FORM

JEFFREY S. LINDERS AND MARIE A. LINDERS, TRUSTEES UNDER THE JEFFREY S. LINDERS FAMILY TRUST DATED SEPTEMBER 17, 2001 AND MARIE A. LINDERS AND JEFFREY S. LINDERS**, Grantor, conveys and warrants to TIMOTHY L. CLEMENS

_____, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

**TRUSTEES UNDER THE MARIE A. LINDERS FAMILY TRUST DATED SEPTEMBER 17, 2001

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):
No exceptions

The true consideration for this conveyance is \$66,100.00 (Here, comply with the requirements of ORS 93.030.)

DATED December 31, 2018

_____, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Jeffrey S. Linders and Marie A. Linders as Trustees of the Jeffrey S. Linders Family Trust Dated September 17, 2001 and the Marie A. Linders Family Trust Dated September 17, 2001

Jeffrey S. Linders, Trustee
Marie A. Linders, Trustee

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on December 31, 2018

by _____

This instrument was acknowledged before me on December 31, 2018by Jeffrey S. Linders and Marie A. Lindersas Trustees

of Jeffrey S. Linders Family Trust dated 9-17-01 and Marie A. Linders Family Trust Dated 9-17-2001



OFFICIAL STAMP
DEBORAH ANNE SINNOCK
NOTARY PUBLIC- OREGON
COMMISSION NO. 966136
MY COMMISSION EXPIRES AUGUST 30, 2021

Notary Public for Oregon

My commission expires 8-30-21

EXHIBIT "B"
Legal Description

A portion of Tract 32, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described in instrument recorded in Book 256 at Page 96, Deed Records of Klamath County, Oregon, as follows:

Beginning at a point on the South line of a parcel of land deeded as "Parcel Three" in a deed from the Enterprise Land and Investment Company to Klamath County, Oregon, for road purposes, and described in Klamath County Deed Records, Volume 229 at Page 300, which point is North 89 degrees 54' East, 1366.6 feet; thence South 0 degrees 06' East, 73.0 feet from the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and which point of beginning is on the present Southerly right of way line of Shasta Way; thence North 89 degrees 54' East, along the Southerly line of said "parcel Three", or along the present Southerly right of way line of Shasta Way, a distance of 50.0 feet; thence South 0 degrees 06' East, 150.0 feet; thence South 89 degrees 54' West, 110.5 feet, more or less, to a point on the Southeasterly line of a parcel of land deeded as "Parcel One" in the above mentioned deed in Volume 229 at Page 300, of Klamath County Deed Records; thence North 30 degrees 38 1/2' East, along the Southeasterly line of said "Parcel One", a distance of 69.9 feet; thence continuing along said Southeasterly line of said "Parcel One", to the left along the arc of a circle, the radius of which is 175.9 feet and the long chord of which bears North 15 degrees 16' East, 96.68 feet, more or less, to the point of beginning, being a portion of Tract 32, Enterprise Tracts, in the County of Klamath, State of Oregon, and lying in the Northeast quarter of Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

MAP 3909-3BA TL 4800