

2019-000421

Klamath County, Oregon



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01/15/2019 09:28:17 AM

Fee: \$92.00

RECORDING REQUESTED BY:

Teresa Reno

(Above reserved for official use only)

RETURN DEED TO:

Teresa Reno

1034 Jefferson Avenue

Los Banos, California 93635

SEND TAX STATEMENTS TO:

Teresa Reno

1034 Jefferson Avenue

Los Banos, California 93635

GENERAL WARRANTY DEED FOR OREGON

STATE OF OREGON

COUNTY OF KLAMATH

THIS DEED is made this day of February 26, 2018 by and between the "**Grantor**,"

Teresa M. Reno, an unmarried individual residing at 1034 Jefferson Avenue, Los Banos, California 93635

AND the "**Grantee**,"

Teresa Reno, as Trustee(s) located at 1034 Jefferson Avenue, Los Banos, California 93635, to hold for the benefit of the trust titled Teresa Reno, as Trustee of the Teresa Reno Living Trust, dated December 17, 2017, or to her successor Trustee(s)

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys, sells, and grants to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Klamath county, Oregon, free of encumbrances or other restrictions except as may be specifically set forth herein:

Legal Description: See attached hereto and made a part hereof as "Exhibit A" R-3614-034DC-01600-000 R-3614-034DC-01700-000 R-3614-034DC-01300-000 R-3614-034DC-01400-000

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantee and Grantee's heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Subject to the following encumbrances and/or other restrictions: 1. City liens, if any, of the City of Bly. 2. Rights of the public in and to any portion of said premises lying in the limits of roads and highways.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

Signatures

Grantor signed, sealed, and delivered this general warranty deed to Grantee on 2/26/2018 (date).

Grantor (or authorized agent)

x/ Teresa M. Reno

Print Name: Teresa M. Reno

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MERCED

On 2/26/2018 before me, A. Cardoza, a Notary Public, personally appeared **Teresa M. Reno**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A. Cardoza (Seal)



Exhibit "A"

Parcel 1: A parcel of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, more particularly described as follows:

Beginning at the quarter corner common to Section 34, Township 36 South, Range 14 East of the Willamette Meridian, and Section 3, Township 37 South, Range 14 East of the Willamette Meridian; thence North 00 Deg. 12 Min. 24 Sec. West along the center section line 660 feet; thence North 89 Deg. 52 Min. West 154 feet to the true point of beginning of this description; thence North 00 Deg. 12 Min. 24 Sec. West 380.00 feet; thence North 89 Deg. 52 Min. West 114.00 feet; thence South 00 Deg. 12 Min. 24 Sec. East 380 feet; thence South 89 Deg. 52 Min. East 114 feet to the point of beginning.

Parcel 2: A parcel of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the quarter corner common to Section 34, Township 36 South, Range 14 East of the Willamette Meridian, and Section 3, Township 37 South, Range 14 East of the Willamette Meridian; thence North 00 Deg. 12 Min. 24 Sec. West along the center section line 1,040 feet to the true point of beginning of this description; thence North 00 Deg. 12 Min. 24 Sec. West 20 feet; thence North 89 Deg. 52 Min. West 268 feet; thence South 00 Deg. 12 Min. 24 Sec. East 20 feet; thence South 89 Deg. 52 Min. East 268 feet to the point of beginning.

Parcel 3: A parcel of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the quarter corner common to Section 34, Township 36 South, Range 14 East of the Willamette Meridian, and Section 3, Township 37 South, Range 14 East of the Willamette Meridian; thence North 00 Deg. 12 Min. 24 Sec. West along the Center Section Line 950 feet to the true point of beginning of the description; thence North 00 Deg. 12 Min. 24 Sec. West 90 feet; thence North 89 Deg. 52 Min. West 114 feet; thence South 00 Deg. 12 Min. 24 Sec. East 90 feet; thence South 89 Deg. 52 Min. East 114 feet to the point of beginning.

Parcel 4: A parcel of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the quarter corner common to Section 34, Township 36 South, Range 14 East of the Willamette Meridian, and Section 3, Township 37 South, Range 14 East of the Willamette Meridian; thence North 00 Deg. 12 Min. 24 Sec. West along the center section line 850 feet to the true point of beginning; thence North 00 Deg. 12 Min. 24 Sec. West 100 Feet; thence North 89 Deg. 52 Min. West 114 feet; thence South 00 Deg. 12 Min. 24 Sec. West 100 feet; thence South 89 Deg. 52 Min. East 114 feet to the point of beginning.