

2017-010915

Klamath County, Oregon



00210657201700109150030033

09/26/2017 11:50:01 AM

Fee: \$52.00

2019-002253

Klamath County, Oregon



00236768201900022530060068

03/12/2019 10:24:03 AM

Fee: \$107.00

"Rerecorded at the request of  
Jill Skordahl to Correct  
legal Description previously  
recorded in Vol. 2017 and Page 10915"

(Send TAX Statements to: Jill Skordahl.  
48388 Norquist Ln. Oakridge, OR 97463.)

Recording requested by: Jill Skordahl

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Jill Skordahl

Name \_\_\_\_\_

Address: 48388 Norquist Ln.

Address \_\_\_\_\_

City/State/Zip: Oakridge, OR 97463

City/State/Zip \_\_\_\_\_

Property Tax Parcel/Account Number: R360950  
Klamath Co.

## Warranty Deed

This Warranty Deed is made on November 1, 2016, between Justin Weber,

Grantor, of 41 S. "R" Street, City of

Cottage Grove, State of Oregon 97424, and

Jill Skordahl, Grantee, of 48388 Norquist Ln

, City of Oakridge, State of Oregon 97463.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings

belonging to the described property, located at Lot 400, Parth Drive, Beatty Oregon

'See Exhibit A', City of Beatty, State of Oregon 97639.

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2016 shall be prorated between the Grantor and Grantee as of the date of recording of this deed. 2017

Recording requested by: Jill Skordahl

Space above for Recorder's Use Only

When recorded, mail to:

Title Order # \_\_\_\_\_

Jill Skordahl  
48388 Norquist LN.  
Oakridge, OR 97463

Escrow # \_\_\_\_\_

Document Prepared by: \_\_\_\_\_

## Warranty Deed

The undersigned Grantor(s) declare:

The Document Transfer Tax is \$ 0.00

Assessor's Parcel # R360 950

\_\_\_ Unincorporated Area or \_\_\_ City of Beatty, OR

\_\_\_ Tax computed on full value of property conveyed, or

\_\_\_ Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Warranty Deed is made on 11-1-16, between

Justin Weber, Grantor(s), of 41 'S' R Street, Cottage Grove  
OR 97424 (address), and Jill Skordahl, Grantee(s), of  
48388 Norquist LN. Oakridge, OR 97463 (address).

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at Lot 400, Partin Drive,  
City of Beatty, State of Oregon 97639:

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and

defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2017 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 11-1-2016

Justin Weber  
Signature of Grantor

Justin Weber  
Name of Grantor

\_\_\_\_\_  
Signature of Witness #1 Printed Name of Witness #1

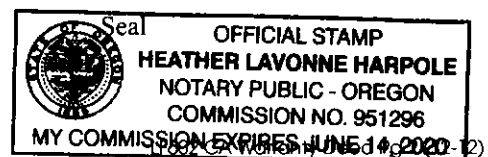
\_\_\_\_\_  
Signature of Witness #2 Printed Name of Witness #2

State of ~~California~~ <sup>HA</sup> Oregon  
County of Deschutes } S.S.

On Nov. 1, 2016, before me, Heather Harpole  
(name and title of notary), personally appeared Justin Weber,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are sub-  
scribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/  
his/her authorized capacity. I certify under penalty of perjury under the laws of the State of ~~California~~ <sup>HA</sup> Oregon that  
the foregoing is true and correct. Witness my hand and official seal.

Heather Harpole  
Notary Signature

Send all tax statements to Grantee.



'Exhibit A.'

1st 2312890 AF



After recording return to:  
Kimball L Wallis and Joanne K Wallis  
PO Box 249  
Saint Paul, OR 97137

File No.: 7021-2312890 (ALF)  
Date: September 03, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

Map/Tax Lot #  
Tax Account #R360950

## TRUST DEED

*(Assignment Restricted)*

THIS DEED OF TRUST, made this **Third day of September, 2014**, between **Justin Weber**, as GRANTOR, and **First American Title**, as TRUSTEE, and **Kimball L Wallis and Joanne K Wallis, husband and wife**, as BENEFICIARY.

**WITNESSETH:** Grantor irrevocably conveys to Trustee in trust, with power of sale, certain real property in **Klamath County, Oregon**, described as:

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

### PARCEL 1:

**THE EASTERLY 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:**

**THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 1-1/2 INCH IRON PIPE WITH BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 45' 25", WEST, ALONG THE EASTERLY LINE OF SAID SECTION 6, 616.71 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 00° 45' 25", WEST ALONG SAID SECTION LINE, 360.00 FEET TO A 1/2 INCH IRON PIN; THENCE LEAVING SAID SECTION LINE, WEST 678.48 FEET; THENCE NORTH 20° 24' 00" EAST 384.06 FEET; THENCE EAST 549.36 FEET TO THE POINT OF BEGINNING.**

Note: The Trust Deed Act provides that the Trustee hereunder must be either an attorney who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of the state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 896.505 to 896.585.

\*WARNING: 12 USC 1701/-S regulates and may prohibit exercise of this option.

**TOGETHER WITH:**

**AN EASEMENT 60 FEET IN WIDTH FOR ROADWAY PURPOSES, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE FOLLOWING PARTS:**

**PART 1:**

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH 89° 55' 50" WEST ALONG THE NORTH LINE OF SAID SECTION 6, 328.33 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID NORTH SECTION LINE SOUTH 20° 24' 00" WEST, 788.62 FEET; THENCE SOUTH 24° 55' 02" EAST, 181.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A 51.05 FOOT RADIUS CURVE TO THE RIGHT (DELTA = 114° 55' 02"; LONG CHORD = SOUTH 32° 32' 29" WEST, 86.07 FEET) 102.38 FEET TO THE END OF CURVE; THENCE WEST 118.29 FEET; THENCE SOUTH 20° 24' 00" WEST, 1286.89 FEET; THENCE WEST 699.25 FEET; THENCE NORTH 69° 45' 49" WEST, 599.61 FEET; THENCE NORTH 20° 24' 00" EAST, 2105.45 FEET TO SAID NORTH LINE OF SECTION 6, THE TERMINUS OF THIS PART OF THIS DESCRIPTION.**

**PART II:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 45' 25" WEST ALONG THE EAST LINE OF SAID SECTION 6, 616.71 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID EAST SECTION LINE WEST, 517.35 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.**

**PART III:**

**COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 384.84 FEET; THENCE LEAVING SAID EAST SECTION LINE NORTH 76° 44' 08" WEST, 495.47 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE WEST 595.36 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.**

**PART IV:**

**COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 894.84 FEET; THENCE LEAVING SAID EAST SECTION LINE WEST 435.00 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE CONTINUING WEST 501.98 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.**

**PART V:**

**COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00° 00' 11" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 550.00 FEET; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST, 400.03 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE**

**CONTINUING EAST 264.73 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.**

Together with all tenements, hereditaments and appurtenances, including easements, and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues, and profits thereof, together with all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor herein contained and payment of the sum of **Three Thousand Zero dollars (\$3,000.00)**, with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable **October 05, 2016**.

In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by the Grantor without first having obtained the written consent or approval of the Beneficiary, then, at the Beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable.

**Grantor agrees:**

1. To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or improvement therein; not to commit or permit any waste of said property.
2. To complete or restore promptly and in good and workmanlike manner any building or improvement, which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefore.
3. To provide and continuously maintain insurance on the buildings now or hereafter erected on the said property against loss or damage by fire and other hazards as the Beneficiary may require, in an amount not less than **\$3,000.00**, written by companies acceptable to the Beneficiary, with loss payable to Beneficiary; proof of insurance shall be delivered to the Beneficiary as soon as issued.
4. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting said property.
5. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipt of payment to Beneficiary.
6. Should the Grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by Grantor, either by direct payment or by providing Beneficiary with funds with which to make such payment, Beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations of Grantor, described in paragraphs 7 and 8 of this Trust Deed section, shall be added to and become a part of the debt secured by this Trust Deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property herein before described, as well as the Grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the Beneficiary, render all sums secured by this Trust Deed immediately due and payable and constitute a breach of this Trust Deed.