

GRANTOR NAME AND ADDRESS

BERNIECE L. ETCHEVERS, Trustee
29270 Doak Road
Chiloquin, Oregon 97624

GRANTEE NAME AND ADDRESS

BERNIECE L. ETCHEVERS
29270 Doak Road
Chiloquin, Oregon 97624

AFTER RECORDING RETURN TO:

Grantee

UNTIL A CHANGE IS REQUESTED, SEND

TAX STATEMENTS TO:

Grantee

2019-004138

Klamath County, Oregon

04/18/2019 10:38:00 AM

Fee: \$87.00

WARRANTY DEED - STATUTORY FORM

BERNIECE L. ETCHEVERS, Surviving Trustee under the Etchevers Family Trust dated July 30, 2009, and any amendments thereto, as to an undivided 1/6th interest, and BERNIECE ETCHEVERS, Trustee of the Etchevers Irrevocable Family Trust, as to an undivided 1/6th interest, GRANTOR, conveys and warrants to BERNIECE L. ETCHEVERS, GRANTEE, all of her interest in that certain real property located in the County of Klamath, State of Oregon, legally described as 37249 Agency Lake Loop, Chiloquin, Oregon, 97624, legally described on **EXHIBIT A**, attached hereto and incorporated by this reference herein as if fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration being for estate planning purposes.

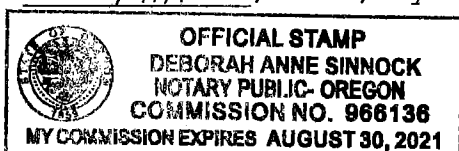
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW 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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

Berniece L. Etchevers

BERNIECE L. ETCHEVERS, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 13th day of MAR., 2019, by **BERNIECE L. ETCHEVERS as Trustee.**



Deborah Anne Sinnock

NOTARY PUBLIC FOR OREGON

My Commission Expires: 8-30-21

EXHIBIT "A"

North one-half of Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, subject to easement for public road on West 30 feet of said tract.

LESS AND EXCEPT: A parcel of land situated in the North one-half of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being particularly described as follows:

Beginning at a 1/2" iron rod on the Easterly line of said Lot 20, from which the South one-quarter section corner to said Section 6 bears South 53°12'51" West 1684.73 feet; thence South 89°27'57" West 1119.95 feet, along the Southerly line of the North one-half of Lot 20, to a 1/2" iron rod; thence North 01°41'17" East 100.00 feet to a 1/2" iron rod; thence North 89°27'57" East 400.00 feet to a 1/2" iron rod; thence South 01°41'17" West 75.00 feet to a 1/2" iron rod; thence North 89°27'57" East 457.73 feet to a 1/2" iron rod; thence North 01°40'33" East 307.26 feet to a 1/2" iron rod on the Northerly line of Lot 20; thence North 89°28'11" East 262.22 feet, along the Northerly line of Lot 20, to a 1/2" iron rod on the Easterly line of Lot 20; thence South 01°40'33" West 332.24 feet along the Easterly line of Lot 20 to the point of beginning.

ALSO LESS AND EXCEPT: The South 100 feet of the West 200 feet of the North half of Government Lot 20 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPTING a 30 foot roadway along the West boundary thereof, in Klamath County, Oregon.

ALSO LESS AND EXCEPT: A parcel of land, situated in Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 6 and 7 bears South 29°50'36" West, 1270.60 feet; thence South 01°41'17" West, 75.00 feet to a 1/2" iron rod; thence North 89°27'57" East, 457.73 feet to a 1/2" iron rod; thence North 01°40'33" East 75.00 feet; thence South 80°27'57" West 457.71 feet to the point of beginning.