

2019-004150

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Maureen Virginia Leitzke
4379 Ferrier Avenue
Klamath Falls, Oregon 97601



00239086201900041500020026

04/18/2019 11:14:40 AM

Fee: \$87.00

GRANTEE NAME AND ADDRESS:

Maureen Leitzke Trustee of the MAUREEN LEITZKE
REVOCABLE TRUST uad 4-18-2019
4379 Ferrier Avenue
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

WARRANTY DEED - STATUTORY FORM

MAUREEN VIRGINIA LEITZKE, Grantor, conveys and warrants to **MAUREEN LEITZKE, Trustee of the MAUREEN LEITZKE REVOCABLE TRUST uad 04-18-2019, Grantee,** that certain real property in the County of Klamath, State of Oregon, legally described as:

Parcel 1-A

A portion of Lots 12 and 13, Block 1, FAIRHAVEN HEIGHTS, situated in the NW 1/4 NE 1/4 of Sec. 13, Twp. 39 S., R.8, E.W.M, more particularly described as follows: Beginning at a 1/2 inch iron pipe on the Southeasterly corner of said Lot 13; thence North along the East line of said Lot 13, a distance of 60.00 feet to a 1/2 inch iron pipe; thence North 81°06' West parallel with the North line of said Lots 13 and 12, a distance of 63.01 feet to a 1/2 inch iron pipe on the Southwesterly line of said Lot 12, said point being on the Northeasterly line of Ferrier Avenue; thence South 41°45' East along the Northeasterly line of Ferrier Avenue, a distance of 93.49 feet, more or less, to the point of beginning.

Parcel 1-B

The South 210 feet of the North 757 feet of the NE 1/4 NE 1/4 of Sec. 13, Twp. 39 S., R. 8, E.W.M, more particularly described as follows: Beginning at the Northwest corner of the 40 acre tract above-mentioned; thence South 547 feet, more or less, to a point in the West line of said 40-acre tract and the true point of beginning; thence South along the West line of said 40-acre tract, a distance of 210 feet; thence East 1320 feet, more or less, to the East boundary line of said 40-acre tract; thence North on the East line of said 40-acre tract a distance of 210 feet, more or less; thence West parallel to the South line of said 40-acre tract, 1320 feet, more or less, to the point of beginning.

Parcel 2

The South 563 feet of the NE 1/4 NE 1/4 of Sec. 13, Twp. 39 S., R. 8, E.W.M., EXCEPTING THEREFROM that portion conveyed by Henry W. Leitzke and Mina Leitzke to R.A. Davis and Esther Davis by Deed recorded February 14, 1963, in deed Book 343, page 216, records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed by Henry W. Leitzke and Mina Leitzke, husband and wife, to R.A. Davis and Esther Davis, husband and wife, by Deed recorded February 14, 1961, in Deed Book 327, page 331, Records of Klamath County, Oregon.

Parcel 3

Parcel 1 of LAND PARTITION 09-17, Replat of Parcel 3 of LP 2-08 located in the SE ¼ Section 36, T. 39S., R. 7E.W.M., and NE ¼ Section 1, T 40S., R7 E.W.M. Klamath County, Oregon, recorded in 2017 - 12919

The true and actual consideration for this conveyance is \$0. However, the true and 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."


DATED this 18th day of April, 2019.


MAUREEN VIRGINIA LEITZKE

STATE OF OREGON, County of Klamath) ss:

Personally appeared **MAUREEN VIRGINIA LEITZKE**, before me on the 18th day of April, 2019, and acknowledged the foregoing instrument to be her voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-20-19