

2019-005498

Klamath County, Oregon



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05/16/2019 02:04:29 PM

Fee: \$92.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Clarene Jo Slinkard
PO Box 95
Bonanza, OR 97623

WARRANTY DEED

Clarene J. Slinkard, sole successor Trustee of the Howard L. Slinkard and Clarene J. Slinkard Revocable Living Trust dated March 21, 2001, Grantor, conveys and warrants to Clarene J. Slinkard, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit A.

Parcel ID: R608079
Tax Lot: R-3911-01900-012000-000

More commonly known as 5550 Burgdorf Rd., Bonanza, Oregon 97623.

There is no consideration for this conveyance. It is done for purposes of estate planning.

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, 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

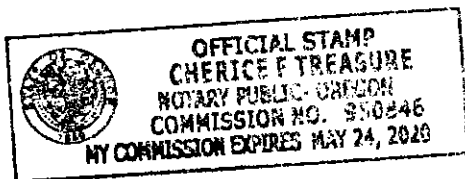
PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2nd day of April, 2019.


Clarene J. Slinkard
Sole Successor Trustee

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on April 2nd, 2019, by Clarene J. Slinkard, sole successor Trustee of the Howard L. Slinkard and Clarene J. Slinkard Revocable Living Trust dated March 21, 2001.



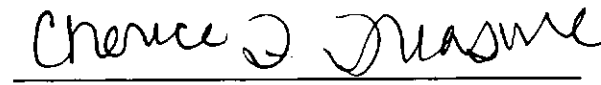

Notary Public - State of Oregon
My commission expires: 5.24.2020

EXHIBIT "A"

A tract of land situated in the E½ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of the SE1/4 NE1/4 of said Section 19, said point being South 00 degrees 14'14" West 422.00 feet from the Northwest corner of the SE1/4 NE1/4 of said Section 19; thence South 00 degrees 14'14" West along the West line of the SE1/4 NE1/4 of said Section 19, 412.00 feet to a 5/8 inch iron pin; thence North 87 degrees 38'41" East 588.86 feet to a 5/8 inch iron pin on the Westerly right-of-way line of the County Road; thence Northwesterly along said line on the arc of a curve to the left (central angle= 06 degrees 22'07" and radius 1920 feet) 213.41 feet to a 5/8 inch iron pin; thence North 15 degrees 20'44" West along said line 185.91 feet to a 5/8 inch iron pin; thence West 492.53 feet to the point of beginning.