

2019-005888

Klamath County, Oregon



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05/28/2019 12:04:53 PM

Fee: \$92.00

Returned at Counter

GRANTOR NAME AND ADDRESS

Marie G. Wryn  
Aka Marie Wryn  
26445 Forest Park Lane  
Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS

Robert Dee Wryn  
26445 Forest Park Lane  
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO

Robert Dee Wryn  
26445 Forest Park Lane  
Klamath Falls, Oregon 97601

**WARRANTY DEED - STATUTORY FORM**

**MARIE G. WRYN aka MARIE WRYN, Grantor**, conveys and warrants to **ROBERT DEE WRYN, Grantee**, all of that certain real property located in Klamath County, Oregon and legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

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."

Marie G. Wryn  
**MARIE G. WRYN aka MARIE WRYN,**  
**Grantor**

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 28 day of May, 2018, by **MARIE G. WRYN aka MARIE WRYN, Grantor.**



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5-30-2022

## EXHIBIT A

### DESCRIPTION

A portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

#### PARCEL 7 PINE CONE ADDITION:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 60.05 feet; thence South 2° 36' 12" West, a distance of 175.01 feet; thence East a distance of 81.01 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet, more or less, to the point of beginning.

#### PARCEL 8 PINE CONE ADDITION:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 50' East, a distance of 60.05 feet; thence South 2° 36' 12" West, a distance of 175.01 feet to an iron pin; the point of beginning; thence South 2° 36' 12", a distance of 125.13 feet to an iron pin; thence East, a distance of 86.69 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West a distance of 81.01 feet, more or less, to the point of beginning.

Parcel 9 of the Survey #996 filed in the Klamath County Survey Office, more particularly described as follows:

Beginning at the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°50'00" East a distance of 60.05 feet; thence South 02°36'12" West a distance of 300.14 feet to the true point of beginning; thence East 86.69 feet; thence South 125 feet; thence West 92.38 feet; thence North 02°36'12" East a distance of 125.13 feet to the true point of beginning.

SUBJECT To agreements concerning the operation of a dam and control of water of the Upper Klamath Lake; reservations and restrictions of record and easements and rights-of-way of record and those apparent on the land.