

2019-009327

Klamath County, Oregon



00245426201900093270020021

08/15/2019 03:38:53 PM

Fee: \$87.00

WARRANTY DEED

Randall T. Kizer and Jeanie M. Kizer
Grantors

Randall T. Kizer and Jeanie M. Kizer, Trustees
R & J Kizer Family Trust
PO Box 512
Fort Klamath, OR 97626

Grantees

After recording return to: Grantees

Until a change is requested, all tax statements
shall be sent to the following address:
Same as Grantee

KNOW ALL MEN BY THESE PRESENTS, That Randall T. Kizer and Jeanie M. Kizer, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Randall T. Kizer and Jeanie M. Kizer, Trustees of the R & J Kizer Family Trust hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Exhibit 'A' attached hereto and by this reference incorporated herein as if fully set out here, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this August 15, 2019

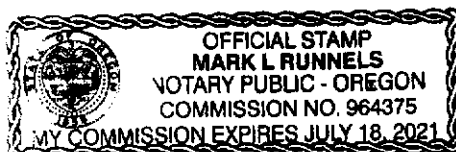
Jeanie M. Kizer

Randall T. Kizer

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Jeanie M. Kizer and Randall T. Kizer and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me:
Notary Public for Oregon

EXHIBIT 'A'

The SW1/4 NE1/4 and all of the NW1/4 and Government Lots 1 and 2 of Section 34, Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon.

Excepting that portion of the SW1/4 NE1/4 and Government Lot 2 of said section which lies South of the County Road, as described in Volume 143, page 542, Deed Records of Klamath County.

Also excepting that portion of the above described property conveyed to Klamath County, Oregon for road, by Deed recorded December 31, 1941 in Volume 143, page 544, Deed Records of Klamath County.

Also saving and excepting that portion of the above described property beginning at a point 200 feet East of the Northeast corner of the NW1/4 NW1/4 of Section 34, Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon; thence South 28 rods; thence East 28 rods; thence North 28 rods; thence West 28 rods to the place of beginning.

Account No.: 3307-V0000-06800-000

Key No.: 76465

Code No.: 008;

and including all rents, issues, profits, buildings and improvements thereon and in all tenements, hereditaments, rights, privileges, easements, rights of way and appurtenances, (including without limitation private roads, grazing privileges, water rights, ditches and conduits and rights of way therefor, all plumbing, lighting, heating, cooling, ventilating, elevating, and irrigating apparatus and other equipment and fixtures, now or hereafter belonging to or used in connection therewith), all of which is hereinafter called the "Property."