

2019-009355

Klamath County, Oregon



00245458201900093550020023

08/16/2019 10:57:57 AM

Fee: \$87.00

Returned at Counter

After recording return to:
 P. N. Shelton and Judy Shelton
 7441 Tingley Lane
 Klamath Falls, OR 97603

Grantors

WARRANTY DEED

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

P. N. Shelton and Judy Shelton, Trustees
 Same as above

KNOW ALL MEN BY THESE PRESENTS, That P. N. Shelton and Judy Shelton, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by P. N. Shelton and Judy Shelton, Trustees, of the Shelton Family Living Trust hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos and State of Oregon, described as follows, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED AND MARKED EXHIBIT 'A' and incorporated herein.
 (Tax acct# 3780.00)**

Subject to: Covenants, conditions and/or easements, Acct if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 August 16, 2019.

P. N. Shelton

Judy Shelton

STATE OF OREGON, County of Klamath) ss.

On August 16, 2019, personally appeared the above named P. N. Shelton and Judy Shelton and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires, Feb 21 2023

Belen Rosales



OFFICIAL STAMP
BELEN ROSALES
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 984182
 MY COMMISSION EXPIRES FEBRUARY 21, 2023

EXHIBIT 'A'

Beginning at a point on the Easterly boundary of the right of way of the Cape Arago Section of the Oregon Coast Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Northeast corner of said section 30, bears North 75 degrees 31.5 minutes East a distance of 1681.70 feet, the said point being on a curve of 756.3 foot radius whose tangent at the said point bears South 28 degrees 50 minutes West and running thence along the said curve to the right through a central angle of 8 degrees 18 minutes for a distance of 109.51 feet to the Northeast corner of that tract of land conveyed to Elbert F. Kelly and Mary C. Kelley by a deed recorded in Book 182, page 663, Deed Records of Coos County, Oregon; thence South 46 degrees 52 minutes East and following the Northeasterly line of said Kelley tract for a distance of 95.82 feet to a point on the Northerly boundary of Washington Street; thence North 68 degrees 34 minutes East along the said Washington Street boundary for a distance of 137.13 feet; thence North 52 degrees 9 minutes West for a distance of 174.74 feet to the point of beginning, and being of the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.