

2019-009356

Klamath County, Oregon



00245459201900093560020020

08/16/2019 10:58:00 AM

Fee: \$87.00

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 antee, 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 Klamath and State Oregon, described as follows, to-wit:

******* SEE LEGAL DESCRIPTION ATTACHED AND MARKED EXHIBIT 'A'**

Subject to: Covenants, conditions and/or easements, 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 April 25, 2019.

P. N. Shelton

P. N. Shelton

Judy Shelton

Judy Shelton

STATE OF OREGON, County of Klamath) ss.

On April 25, 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: *Mark L. Runnels*

Notary Public for Oregon

My Commission Expires, July 18, 2021

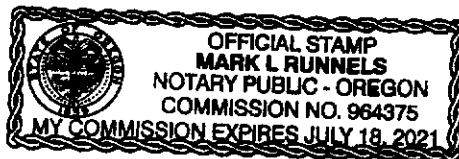


Exhibit 'A'

A tract of land situated in the SW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Northerly portion of that tract of land described in Deed Volume M81 at page 8636, Parcel 1, Klamath County Deed Records, more particularly described as follows:
Beginning at a point on the West line of said Section 21 North 00° 08'31" East 1016.81 feet from the Southwest corner of said Section 21; thence South 85°50'21" East 30.07 feet to a 5/8 inch iron pin with plastic cap; thence continuing South 85°50'21" East 132.14 feet; thence North 83°24'14" East 184.43 feet to the Southwesterly right of way line of the U.S.B.R. C-4-E Lateral; thence following said right of way line: North 43°05'00" West 455.67 feet, along the arc of a curve to the left (radius = 547.96 feet, central angle = 04°48'34") 46.00 feet to the West line of said Section 21; thence South 00°08'31" West 374.48 feet to the point of beginning, including that portion within Tingley Lane, with bearings based on Survey No. 1680, as recorded in the office of the Klamath County Surveyor.