

2019-009627

Klamath County, Oregon



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08/21/2019 02:35:13 PM

Fee: \$87.00

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
RJS Trust
P. O. Box 257
Klamath Falls, Oregon 97601

WARRANTY DEED

Robert J. Shaw, Grantor, conveys and warrants to Robert J. Shaw, Trustee of the Robert J. Shaw Trust (aka RJS Trust), the following described real property free of encumbrances except as specifically set forth herein:

PARCEL 1:

That portion of the NE 1/4 NW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of that parcel of land conveyed to El Paso Natural Gas Company, by deed recorded October 12, 1961 in Volume 333, page 145, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that parcel of land conveyed to Billy J. Skillington by deed recorded May 13, 1985 in Volume M85, page 7110, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof, if any conveyed to Melvin L. Stewart and Mary Lou Stewart by deed recorded May 30, 1991 in Volume M91, page 10149, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH that portion thereof, if any granted by deed recorded May 30, 1991 in Volume M91, page 10150, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

That portion of the NE 1/4 NW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the El Paso Natural Gas Company Pipeline, as described in deed recorded October 12, 1961 in Volume 333, page 145, Deed Records of Klamath County, Oregon.

More commonly known as 6120 Church Hill Drive, Klamath Falls, Oregon 97603

There is no consideration for this conveyance. It is done 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, 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 14th day of August, 2019.



Robert J. Shaw

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Robert J. Shaw acknowledged the foregoing instrument to be his voluntary act. Before me this 14th day of August, 2019.



Notary Public for Oregon

My commission expires: 5.24.2020