

2019-011267

Klamath County, Oregon



00247751201900112670020026

09/27/2019 10:30:16 AM

Fee: \$87.00

WARRANTY DEED

Patricia L. Hurst
Grantor

Patricia L. Hurst, Trustee
Patricia L. Hurst Revocable Living Trust,
Dated September 27, 2019
5709 Airway Drive
Klamath Falls, OR 97601
Grantees

After recording return to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA L. HURST, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to PATRICIA L. HURST, Trustee, Trustee of The Patricia L. Hurst Revocable Living Trust, dated September 27, 2019, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

and will warrant and defend the same against all persons who may lawfully claim the same,


To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of OTHER THAN MONEY.

Dated this 27th of September, 2019.

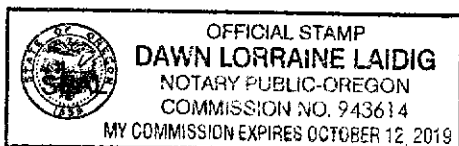
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

7, CHAPTER 8, OREGON LAWS 2010.


Patricia L. Hurst

STATE OF OREGON, County of Klamath) ss

Personally appeared the above named Patricia L. Hurst, and acknowledged the foregoing instrument to be her voluntary act and deed this 27th day of September 2019.




Before me: 
Notary Public for Oregon
My Commission expires: 10/12/19

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SE1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of K.I.D. Lateral A-3-a (F-4), more particularly described as follows:

Beginning at the Southeast corner of said Section 14; thence Westerly along the South line of said Section 14 a distance of 287.00 feet to the e. boundary of K.I.D. Lateral A-3-a (F-4); thence Northerly along the East boundary of said Lateral to the North line of the SE1/4 SE1/4 of said Section 14; thence Easterly along the North line of the SE1/4 SE1/4 of said Section 14 a distance of 311.0 feet to the East line of said Section 14; thence Southerly along the East line of said Section 14 to the point of beginning, less the County Road right of way along the South boundary of the above described property.

ALSO LESS that portion conveyed to Klamath County for road purposes included in a strip of land 100 feet in width, 50 feet on each side of the center line of a County Road, which center line is described as follows:

Beginning at Engineer's center line Station 392+46.69, said station being 1407.15 feet North and 1325.54 feet West of the Southeast corner of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 57' 40" East 1052 feet; thence on a 2000 foot radius curve right (the long chord of which bears South 85 degrees 25' 12" East) 322.46 feet; thence South 80 degrees 48' 04" East 458.10 feet; thence on a 2000 foot radius curve left (the long chord of which bears South 85 degrees 48' 33" East) 349.62 feet; thence North 89 degrees 10' 58" East 871.13 feet to Engineer's center line Station 360+00.