

2019-011417

Klamath County, Oregon



00247928201900114170030032

10/01/2019 12:07:29 PM

Fee: \$92.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

John R. Walker, Trustee
Brenda L. Walker Credit Shelter Trust
P.O. Box G
Merrill, Oregon 97633

WARRANTY DEED

John R. Walker, Trustee of the J & B Walker Trust dated January 12, 2002 as Restated on October 13, 2014, Grantor, conveys and warrants to John R. Walker, Trustee of the Brenda L. Walker Credit Shelter Trust, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A.

There is no consideration for this transfer, the transfer is made pursuant to the terms of the J & B Walker Trust, uad January 12, 2002 as restated on October 13, 2014 and that Non-Judicial Settlement Agreement dated August 30, 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.

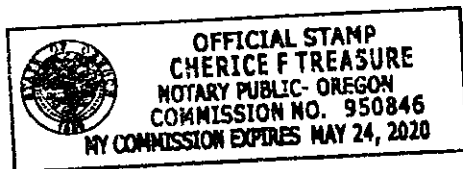
Dated this 27 day of September, 2019.

J & B Walker Trust dated January 12, 2002
as Restated on October 13, 2014

By: John R. Walker
John R. Walker, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on September 27, 201⁹~~8~~, by John R. Walker, Trustee of the J & B Walker Trust dated January 12, 2002 as Restated October 13, 2014.



Cherice F. Treasure
Notary Public - State of Oregon
My commission expires: 5-24-2020

EXHIBIT A

Parcel 1:

That portion of the NW 1/4 NE 1/4 lying Northeasterly of a direct line running from the Northwest corner to the Southeast Corner thereof, Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the NW1/4 NE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at the brass capped monument marking the North quarter corner of said Section 33, thence South 89° 57' 48" East, along the North line of said Section 33, 547.88 feet; thence South 44° 54' 52" East 1,097.27 feet to a point on the East line of said NW 1/4 NE 1/4; thence South 00° 03' 35" West 548.60 feet to a 5/8 inch iron pin marking the Southeast corner of said NW1/4 NE 1/4; thence North 44° 54' 52" West 1,872.45 feet to the point of beginning.

Parcel ID: R105004
Tax Lot: R4011-03300-00200

commonly known at 19000 Pope Road, Merrill, Oregon.

Parcel 2:

Parcel 1 of Land Partition 20-02, said Land Partition being situated in the NE 1/4 NW 1/4 and NW 1/4 NW 1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, and in the NE 1/4 NE 1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian Klamath County, Oregon.

Parcel ID: R109162 and R109153
Tax Lot: R-4112-009000-00500 and R-4112-00800-00100