



THIS SPACE RESERVED FOR

2019-011507

Klamath County, Oregon

10/03/2019 11:16:01 AM

Fee: \$87.00

After recording return to:

Douglas D. Younker and Maria E. Younker

235 Ridgecrest Drive

Klamath Falls, OR 97601

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

Douglas D. Younker and Maria E. Younker

235 Ridgecrest Drive

Klamath Falls, OR 97601

File No. 313084AM

STATUTORY WARRANTY DEED

Clark D. Pederson and Rita J. Pederson, as Trustees of the Clark and Rita Pederson Family Trust, dated April 25, 2007, and their Successor in Trust,

Grantor(s), hereby convey and warrant to

Douglas D. Younker and Maria E. Younker, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lots 28 and 29 of Block 2 of Nob Hill Replat located in Klamath Falls, Klamath County, Oregon;
EXCEPTING THEREFROM a portion of Lot 28 more particularly described as follows:**

Beginning at a 1/2" iron pin at the Westerly right-of-way of Mountain view Blvd., marking the property corner of Lots 28 and 29; thence, South 25 degrees 33' 01" West, 58.90 feet along said right-of-way to a 5/8" iron pin marking a point of curve; thence, along said right-of-way on a curve to the right having a Delta = 02 degrees 58' 15" C=16.10 feet to a 1/2" iron pin marking the property corner of Lots 27 and 28; thence leaving said right-of-way North 57 degrees 34' 29" West, 101.31 feet to a 1/2" iron pin marking a property corner of Lots 21, 27 and 28; thence, North 57 degrees 34' 29" West, 9.29 feet to a point; thence, North 40 degrees 28' 39" East, 63.92 feet to a point on the property line common to Lots 28 and 29; thence, South 64 degrees 26' 59" East, 93.34 feet along the property line common to Lots 28 and 29 to the point of beginning.

ALSO EXCEPTING THEREFROM:

A parcel of land located in a portion of Lot 29, Block 2 in Tract 1145, Nob Hill Replat, Klamath County, Oregon, being more particularly described as follows:

Beginning at the lot corner common to Lots 29 and 30 on the Westerly right-of-way line of Mountain View Blvd.; thence along said right-of-way line South 25° 33' 01" West 75.00 feet to the lot corner common to Lots 28 and 29; thence along the lot line common to Lots 28 and 29 North 64°26'59" West 92.21 feet to the center of an 8" retaining wall; thence along the center of said retaining wall North 67°50'20" East 46.24 feet; thence continuing along said retaining wall and the extension thereof North 26°16'05" East 40.80 feet to a point on the lot line common to Lots 29 and 30; thence along said lot line South 64°26'59" East 60.59 feet to the point of beginning.

The true and actual consideration for this conveyance is \$379,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2019-2020 Real Property Taxes, a lien not yet due and payable

82

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 1 day of October, 2019

The Clark and Rita Pederson Family Trust

By: Clark D. Pederson

Clark D. Pederson, Trustee

By: Rita J. Pederson

Rita J. Pederson, Trustee

State of Oregon} ss.

County of Klamath}

On this 1 day of October, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Clark D. Pederson and Rita J. Pederson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Clark and Rita Pederson Family Trust, uda April 25, 2007, and their Successor in Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa R. Strom
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: 3/15/22

