

2019-011795

Klamath County, Oregon



00248373201900117950030039

10/09/2019 12:57:36 PM

Fee: \$92.00

**Grantor's Name and Address:**

Tod S. Woodford  
435 NW 13<sup>th</sup> Street  
Corvallis, OR 97330

**Grantee's Name and Address:**

Tod S. Woodford, Trustee  
Rebecca G. Williams, Trustee  
435 NW 13<sup>th</sup> Street  
Corvallis, OR 97330

**After recording, return to:**

Marek & Lanker, LLP  
810 SW Madison Avenue  
Corvallis, OR 97333

**Send all tax statements to:**

Tod S. Woodford, Trustee  
Rebecca G. Williams, Trustee  
435 NW 13<sup>th</sup> Street  
Corvallis, OR 97330

**Consideration - \$0**

**WARRANTY DEED**

GRANTOR: Tod S. Woodford

does hereby convey and warrant unto

GRANTEE: Tod S. Woodford and Rebecca G. Williams, Trustees or their successors  
in trust under the Tod S. Woodford Trust dated October 2, 2019

the following described property located in Klamath County, State of Oregon:

See Exhibit A, attached.

And grantor hereby covenants to and with 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 covenants, restrictions, easements and other matters of record.

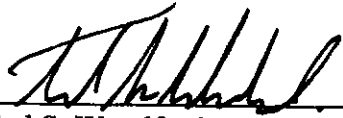
The true and actual consideration paid for this transfer is \$0.

The liability and obligations of the grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of the grantor to

preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

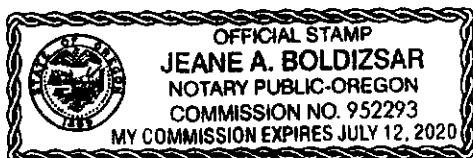
IN WITNESS WHEREOF, the grantor has executed this instrument on the 2<sup>nd</sup> day of October, 2019.

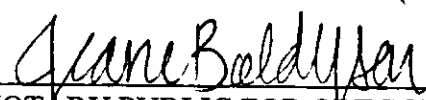
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
\_\_\_\_\_  
Tod S. Woodford

STATE OF OREGON            )  
  ) ss.  
County of Benton            )

This instrument was acknowledged before me on this 2<sup>nd</sup> day of October, 2019, by Tod S. Woodford.



  
\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7/12/20

## EXHIBIT A

The following described real property situate in Klamath County, Oregon:

A tract of land located in the W½ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the West quarter corner of said Section 1, said corner being the true point of beginning; thence North 00°01'12" East along the West line of said Section 1 a distance of 2588.97 feet to the Northwest corner thereof; thence South 89°39'59" East along the North line thereof, 1307.67 feet to the Northeast corner of the W½ of the NW¼ of said Section 1; thence South 00°01'00" West along the East line thereof, 2600.97 feet to the Southeast corner thereof; thence South 89°08'54" East along the North line of the SW¼ of said Section 1, a distance of 747.79 feet; thence South 26°37'02" West 113.67 feet; thence South 62°40'27" East, 121.83 feet to the Western right of way line of Crescent Lake County Road 429; thence South 27°08'24" West along said right of way 564.02 feet to the center thread of Cold Creek; thence Westerly and upstream of Cold Creek the following bearings and distances: North 64°50'20" West, 23.05 feet; South 64°49'59" West, 44.67 feet; North 66°51'55" West, 128.81 feet; South 61°42'02" West, 95.69 feet; North 60°54'16" West, 24.24 feet; North 4°23'16" West, 77.48 feet; South 69°48'44" West, 51.41 feet; North 60°42'39" West, 24.08 feet; North 10°16'10" East, 51.27 feet; South 86°56'54" West, 27.19 feet; South 65°50'56" West, 125.53 feet; South 49°34'16" West 44.33 feet; North 87°03'34" West, 216.16 feet; North 57°40'20" West, 99.47 feet; South 80°10'56" West, 196.81 feet; North 61°17'07" West, 79.93 feet; South 76°40'15" West, 200.12 feet; North 80°43'23" West, 96.02 feet; North 64°28'39" West, 51.18 feet; South 79°18'39" West, 255.58 feet; North 63°28'04" West, 40.00 feet and North 89°24'37" West, 145.84 feet to the West line of said Section 1; thence leaving the thread of said stream, North 00°18'39" East along said West line, 609.54 feet to the true point of beginning, with bearings and distances based on Minor Partition 51-83 as filed in the Klamath County Engineer's Office.