

2019-014064

Klamath County, Oregon



00251082201900140640020026

12/04/2019 10:57:58 AM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

GARY J. TURNER
2520 Old Midland Road
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS

DARCIE K. TURNER
4707 Alpine drive
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

Grantees

UNTIL A CHANGE IS REQUESTED, SENT

TAX STATEMENTS TO:

Grantees

CORRECTED

WARRANTY DEED - STATUTORY FORM

GARY JOE TURNER aka GARY TURNER, GRANTOR, conveys and warrants to DARCIE K. TURNER, GRANTEE, all of that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Parcel 1: Lot 2, Block 3 CASA MANANA, according to the official plat therof on file in the office of the Clerk of Klamath County, Oregon.
MAP R3909-002AA-06900-00 ACCT # 511672

Parcel 2: Lot 7 in Block 97 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
MAP R-3809-029CC-07400-000 ACCT #R366721

Parcel 3: SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS THOUGH FULLY SET FORTH
MAP R-3809-036DC-08200-000 ACCT #R453832

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

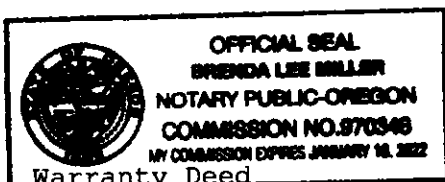
The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

"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 AND 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."

GARY JOE TURNER aka GARY TURNER

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 11th day of November, 2019, by GARY JOE TURNER aka GARY TURNER.



Brenda Miller
NOTARY PUBLIC FOR OREGON

My Commission Expires: 1-18-22

EXHIBIT "A"

All of Lot 90 and the following described portion of Lot 89 in MOYINA, in the County of Klamath, State of Oregon:

Beginning at the most Westerly corner of said Lot 89; thence North 57 degrees 30' East, along the line between said Lots 89 and 90, a distance of 125.0 feet, more or less, to the most Northerly corner of said Lot 89; thence Southeasterly along the Northeasterly boundary of said Lot 89, which boundary is marked by the arc of a curve to the right, the radius of which is 723.69 feet, a distance of 26.8 feet; thence South 59 degrees 19' West along the radius of said curve, 125.0 feet, more or less, to the Southwesterly boundary of said Lot 89; thence Northwesterly along said Southwesterly boundary which is the arc of a curve to the left, a distance of 18.03 feet, more or less, to the point of beginning.

CODE 141 MAP 3809-36DC TL 8200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 26th day
of July A.D. 19 94 at 3:51 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 22916

FEE \$35.00

Evelyn Biehn - County Clerk

By Carolene M. Mendenhall