

After recording return to:  
Edward W. Maloney  
1720 Old Fort Road  
Klamath Falls, OR 97601  
Grantor  
Until a change is requested, all tax statements  
shall be sent to the following address:  
Edward W. Maloney, Trustee  
Same as above

2019-014090

Klamath County, Oregon



00251113201900140900020024

12/04/2019 03:03:33 PM

Fee: \$87.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Edward W. Maloney, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward W. Maloney, Trustee of the Edward W. Maloney Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said 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 of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument; November 19, 2019.

*Edward W. Maloney*  
Edward W. Maloney

STATE OF OREGON, County of Klamath)ss.



Personally appeared the above named Edward W. Maloney and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: *[Signature]*  
Notary Public for Oregon  
My commission expires 7/18/21

Exhibit A

of Klamath, State of Oregon, described as: A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a  $\frac{1}{4}$  inch iron pin on the Westerly right of way line of Old Fort Road as established 30 feet, at right angle to the existing center stripe, from which the West 1/16 corner of said Section 22 bears South 65° 11' 05" West 1081.94 feet said West 1/16 corner being marked by a 5/8 inch iron pin; thence North 45° 24' 52" West 441.54 feet to a  $\frac{1}{4}$  inch iron pin; thence North 47° 14' 17" East 327.97 feet to a  $\frac{1}{4}$  inch iron pin marking the Southwesterly corner of Deed Volume M-68 at page 1519, as recorded in the Klamath County Deed Records; thence South 67° 01' 43" East 318.89 feet to the Southeasterly corner of said Deed Volume M-68 at page 1519, said point being on the Westerly right of way line of said Old Fort Road; thence Southwesterly along said right of way line to the point of beginning (the chord bears South 28° 18' 55" West 463.66 feet), more or less, with bearings based on Survey No. 2870, as recorded in the office of the Klamath County Surveyor.