

2020-000418

Klamath County, Oregon



01/13/2020 08:51:20 AM

Fee: \$92.00

After recording, mail to:

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

Send tax statements to:

Susan Steiner
6119 Homedale Road
Klamath Falls, Oregon 97601

WARRANTY DEED

Susan Steiner, Grantor, conveys and warrants to Susan K. Steiner and Suzi Katherine Drewior, not as tenants in common, but with right of survivorship, Grantees, the following described real property:

SEE ATTACHED EXHIBIT A.

There is no consideration for this conveyance. It is a gift and for purposes of estate planning.

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

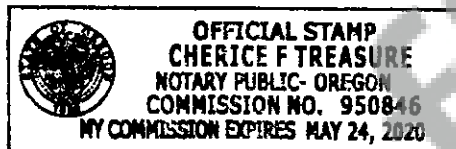
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 7th day of January, 2020.


Susan Steiner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Susan Steiner and acknowledged the foregoing instrument to be her voluntary act. Before me this 7th day of January, 2020.





Notary Public for Oregon
My commission expires: 5-24-2020

EXHIBIT A

The South 125 feet of the North 275 feet as measured along the East and West lines of the following described property in the County of Klamath, State of Oregon: A tract of land situate in the SE 1/4 SE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the East boundary of Homedale Road; said point being North 89° 48' East a distance of 30.0 feet and South 0° 10' East a distance of 822.0 feet from the Northwest corner of the SE 1/4 SE 1/4 of said Section 14; thence South 0° 10' East along the East boundary of Homedale Road a distance of 524.8 feet to the North boundary of Airway Drive; thence South 89° 41' East along the North boundary of Airway Drive a distance of 350.0 feet; thence North 0° 10' West parallel with Homedale Road a distance of 527.8 feet; thence South 89° 48' West a distance of 350.0 feet more or less to the point of beginning. EXCEPTING THEREFROM from the above described parcels any portion lying within the right of way of the 1-C-1-A-1 Drain.

Map Tax Lot 3909-014DD-02900-000
Property ID: R576380

The South 125 feet of the North 400 feet as measured along the East and West lines of the following described property in the County of Klamath, State of Oregon:

A tract of land situated in the SE 1/4 SE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East boundary of Homedale Road, said point being North 89° 48' East a distance of 30.0 feet and South 0° 10' East a distance of 822.0 feet from the Northwest corner of the SE 1/4 SE 1/4 of said Section 14; thence S 0° 10' East along the East boundary of Homedale Road a distance of 524.8 feet to the North boundary of Airway Drive; thence South 89° 41' East along the North boundary of Airway Drive a distance of 350° feet; thence North 0° 10' West parallel with Homedale Road a distance of 527.8 feet; thence South 89° 48' West a distance of 350.0 feet, more or less to the point of beginning.

Map Tax Lot: 3909-014DD-03000-000
Property ID: R576406