



THIS SPACE RESERVED FOR

**2020-000985**

**Klamath County, Oregon**

**01/24/2020 12:10:00 PM**

**Fee: \$87.00**

After recording return to:

Sharon Methven

2110 Houston Rd

Phoenix, OR 97535

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

Sharon Methven

2110 Houston Rd

Phoenix, OR 97535

File No. 345785AM

### STATUTORY WARRANTY DEED

**Willa Ruth Ulmer, Trustee of the Willa R. Ulmer Revocable Living Trust dated January 19, 2011, Grantor(s), hereby convey and warrant to Sharon Methven, 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:**

**A parcel of land in the Southeast quarter of the Southwest of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at a point South 300 feet from the Northeast corner of the SE1/4 of SW1/4 of said Section 30, said point being the Southeast corner of that parcel of property deeded to Shelby E. Quackenbush and Hershelea Quackenbush by deed recorded June 8, 1972 in Volume M-72 at page 6115; thence South a distance of 200 feet; thence North 50°20' West a distance of 200 feet more or less to a point South of the Southwest corner of said Quackenbush parcel; thence North a distance of 100 feet to the Southwest corner of said Quackenbush property; thence East along the said Quackenbush property a distance of 120 feet more or less to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2409-030CD-00600**

**154512**

The true and actual consideration for this conveyance is \$12,000.00.

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:

Return to:

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 23 day of Jan, 2020.

**Willa R. Ulmer Revocable Living Trust dated January 19, 2011**

Willa R. Ulmer Trustee  
Willa R. Ulmer, Trustee

State of Oregon, ss.  
County of Columbia

On this 23 day of Jan, 2020, before me, Sandra Sue Kelsey a Notary Public in and for said state, personally appeared Willa Ruth Ulmer known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Willa R. Ulmer Revocable Living Trust dated January 19, 2011, 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.

Sandra Sue Kelsey  
Notary Public for the State of Oregon

Residing at: Albion, Or

Commission Expires: 10-23-23

