

2020-002215

Klamath County, Oregon



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02/24/2020 12:22:34 PM

Fee: \$92.00

After recording, mail to:

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

Send tax statements to:

Robert A. Fisher, Jr.
8810 E. Langell Valley Road
Bonanza, OR 97623

WARRANTY DEED

Robert A. Fisher, Jr., Grantor, conveys and warrants to Andrew E. Fisher, Sam N. Fisher, Nina K. Fisher, Eugene R. Fisher, Peter Pisarczyk and Alexander Pisarczyk all as tenants in common but reserving life estate to Robert A. Fisher, Jr., the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A

More commonly known as 8810 E. Langell Valley Road, Bonanza, Oregon 97623

There is no consideration for this conveyance. It is a gift.

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.

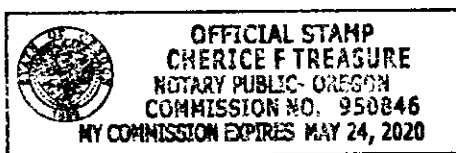
Dated this 12th day of February, 2020.



Robert A. Fisher, Jr.

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Robert A. Fisher, Jr. acknowledged the foregoing instrument to be his voluntary act.

Before me this 12th day of February, 2020.




Notary Public for Oregon 5.24.2020
My commission expires:

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1

Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

SW1/4 NE1/4, that portion of the SE 1/4 NW1/4 and N1/2 SE1/4 lying North and East of the Lost River. EXCEPTING THEREFROM an irrigation lateral across the NE 1/4 SE1/4 of Section 32 conveyed to the United States of America by deed recorded February 8, 1926 in Book 69 page 273
ALSO that portion of the SE1/4 SE 1/4 lying Northeast of Lost River.

Parcel 2

Section 33, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

That portion of the SW1/4 lying North of Lost River EXCEPTING THEREFROM the East 20 feet of the NE 1/4 of the SW 1/4 and the North 20 feet of the East 20 feet of the SE 1/4 of the SW 1/4 of Section 33, Township 39 South, Range 12 East of the Willamette Meridian.

The West 22 feet of that portion of the SW 1/4 NE1/4 lying South of the East Langell Valley Road. TOGETHER WITH a perpetual, nonexclusive easement to use a certain portion of land, more particularly described as follows: Beginning at the center of Section 33, Township 39 South, Range 12, East of the Willamette Meridian, thence East 22 feet; thence South at right angles 20 feet; thence at right angles West 42 feet; thence North at right angles 20 feet; thence East 20 feet, more or less to the point of beginning.

Parcel 3

That portion of the NE 1/4 of the SW 1/4, Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northeast of Lost River.