



**2020-002366**

**Klamath County, Oregon**

02/26/2020 03:52:05 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Kimberly Christine White

148740 Ahern Dr

La Pine, OR 97739

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

Kimberly Christine White

148740 Ahern Dr

La Pine, OR 97739

File No. 346917AM

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### STATUTORY WARRANTY DEED

**Mary Ann Keown, Trustee of the Keown Family Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Kimberly Christine White,**

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:

**\*\*See Exhibit A**

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

**2408-025C0-04500**

The true and actual consideration for this conveyance is \$320,000.00.

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:



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 13<sup>th</sup> day of Feb, 2020.

Keown Family Revocable Living Trust

By: Mary Ann Keown Trustee Date: 2-13-2020  
Mary Ann Keown, Trustee

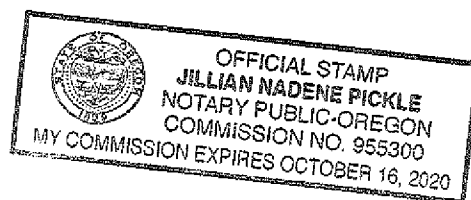
State of Oregon } ss.  
County of Deschutes }

On this 13<sup>th</sup> day of Feb, 2020, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Mary Ann Keown known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Keown Revocable Living Trust, 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.

Jillian Nadene Pickle  
Notary Public for the State of Oregon »  
Residing at: Laurel Oregon  
Commission Expires:

Oct 16 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SE1/4 SW1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the Southeast Quarter of the Southwest Quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is North 89°42'20" East a distance of 450 feet East of the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence continuing North 89°42'20" East a distance of 210.47 feet; thence North 00°04'25" East a distance of 897.62 feet; thence South 62°49'00" West a distance of 243.42 feet; thence South 00°04'25" West to the Southerly line of the Southeast Quarter of the Southwest Quarter of said Section and the point of beginning.

Together with:

A parcel of land situated in the SE1/4 SW1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the east line of that parcel of land described in Deed Volume M76 at page 6527 of the Klamath County Deed Records, from which the West 1/16 corner common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and said Section 25 bears S 00°23'21" E 441.87 feet and S 89°42'26" W 450.00 feet; thence N 01°19'26" W 341.41 feet to a point on the north line of that parcel of land described in said Deed Volume M76 at Page 6527; thence N 62°46'52" E, along the said north line, 10.32 feet to the northeast corner of said deed volume; thence S 00°23'21" E 345.95 feet to the point of beginning.

Excepting therefrom:

A parcel of land situated in the SE1/4 SW1/4 Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the west line of that parcel of land described in Deed Volume 2010 at page 011367 of the Klamath County Deed Records, from which the West 1/16 corner common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and said Section 25 bears S 00°23'21" E 441.87 feet and S 89°42'26" W 450.00 feet; thence S 01°19'26" E 441.94 feet to a point on the south line of that parcel of land described in said Deed Volume 2010 at page 011367; thence S 89°42'26" W, along the said south line, 7.21 feet to the southwest corner of said deed volume; thence N 00°23'21" W 441.87 feet to the point of beginning.