

Returned at Counter

Allen W. Shamhart and Karen Shamhart
Grantors

Allen W. Shamhart and Karen L. Shamhart, Trustees
997 Old Midland Road
Klamath Falls, OR 97603

2020-004858

Klamath County, Oregon



04/16/2020 10:38:49 AM

Fee: \$87.00

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Allen W. Shamhart, AKA Al Shamhart, and Karen Shamhart, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Allen W. Shamhart and Karen L. Shamhart, Trustees of the A&K SHAMHART LIVING TRUST hereinafter called the grantee, do 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 EXHIBIT "A" attached hereto and by this reference incorporated herein.

BEFORE 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.

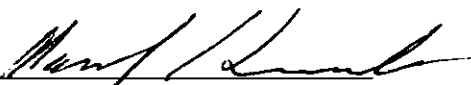
In Witness Whereof, the undersigned grantors, have each executed this instrument April 4, 2020.


Allen W. Shamhart, AKA Al Shamhart


Karen Shamhart

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Allen W. Shamhart and Karen Shamhart and each acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon

(S E A L)

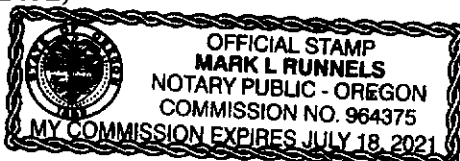


EXHIBIT "A" LEGAL DESCRIPTION

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SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, TO-WIT:

A TRACT OF LAND SITUATED IN THE SE 1/4 SE 1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF TINGLEY ROAD FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS SOUTH 30 DEGREES 21' EAST 123.34 FEET; THENCE NORTH 64 DEGREES 13' 10" WEST 276.10 FEET; THENCE NORTH 85 DEGREES 59' WEST 52.55 FEET; THENCE SOUTH 3 DEGREES 11' 20" WEST 117.93 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT OF WAY OF THE U.S.R.S. CANAL; THENCE ALONG SAID RIGHT OF WAY SOUTH 49 DEGREES 53' EAST 112.75 FEET TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY OF THE MIDLAND ROAD; THENCE SOUTH 89 DEGREES 59' EAST 89.00 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE 34 DEGREE 48' 15" CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 63 DEGREES 22' EAST 148.10 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. M99-31084, OF THE KLAMATH COUNTY, OREGON RECORDS.

2025 FEB 11 AM 11:04