

2020-005593

Klamath County, Oregon



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05/05/2020 09:06:48 AM

Fee: \$87.00

**WARRANTY DEED**

Terry J. Edwards and  
Betty J. Edwards  
Grantor

Terry J. Edwards, Trustee and  
Betty J. Edwards, Trustee  
P.O. Box 141  
Chemult, OR 97731  
Grantee

After recording return to: Grantee  
Until a change is requested, all tax statements  
shall be sent to the following address: SAME

KNOW ALL MEN BY THESE PRESENTS, that TERRY J. EDWARDS and BETTY J. EDWARDS, Husband and Wife, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to TERRY J. EDWARDS, Trustee, and BETTY J. EDWARDS, Trustee, Trustees of the Edwards Family Trust, dated April 24, 2020, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property located in Klamath County, Oregon, to-wit:

**Starting at S 1/16 corner of Section 6, Township 29S, Range 8E.**

**Heading of S 89 degrees, 29' 9" E go 476.9 feet to point of beginning, continue on bearing S 89 degrees, 29' 9" 926.94 feet to SW 1/16 corner. Turn onto heading of S 00 degrees, 17', 11" W go 506.74 feet, turn to heading S 68 degrees, 09' W go 1331.96 feet, turn to heading of N 17 degrees, 09', 01" E go 1057.8 feet to point of beginning.**

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of OTHER THAN MONEY.

Dated this 24<sup>th</sup> day of April, 2020.

**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**

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Scott MacArthur  
Returned at Counter

7, CHAPTER 8, OREGON LAWS 2010.

Terry J. Edwards  
Terry J. Edwards

Betty J. Edwards  
Betty J. Edwards

STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named Terry J. Edwards and Betty J. Edwards, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed this 24th day of April, 2020.

SEAL

Before me: Dona Alleen Nelson  
Notary Public for Oregon  
My Commission expires: 3-7-2022

