

2020-006706

Klamath County, Oregon



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06/02/2020 11:08:27 AM

Fee: \$92.00

GRANTOR NAME AND ADDRESS

Thomas C. Rogers, Successor Trustee
Clarence J. Rogers Revocable Living Trust
5602 Homedale Road
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS

Jerald S. Rogers and Carol A. Rogers, Trustees
JERALD AND CAROL ROGERS 2007 TRUST
2801 Bristol Avenue
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

Jerald S. Rogers and Carol A. Rogers, Trustees
JERALD AND CAROL ROGERS 2007 TRUST
2801 Bristol Avenue
Klamath Falls, Oregon 97603

UNTIL A CHANGE IS REQUESTED, SEND

TAX STATEMENTS TO

Grantee

WARRANTY DEED - STATUTORY FORM

THOMAS C. ROGERS, Successor Trustee of the Clarence J. Rogers REVOCABLE LIVING TRUST uad 9-19-2008 aka the CLARENCE JACK ROGERS REVOCABLE LIVING TRUST uad 9-19-2008, GRANTOR, conveys and warrants to JERALD S. ROGERS and CAROL A. ROGERS, Trustees of the JERALD AND CAROL ROGERS 2007 TRUST uad 10-2-2007, GRANTEE, that certain real property located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated herein by reference as though fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance stated in terms of dollars is \$210,000.00. However, the true and actual consideration consists of or includes other property or value given or promised which is part of the consideration being distribution from out of the trust.

"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 AND 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

Returned at Counter

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 02 day of 06, 2020.

CLARENCE J. ROGERS REVOCABLE LIVING TRUST

By: Thomas C. Rogers
THOMAS C. ROGERS, Successor Trustee

STATE OF OREGON)
) ss.
County of Klamath)



This instrument was acknowledged before me on 02 day of June, 2020, by **THOMAS C. ROGERS, Successor Trustee.**

Kathy Bickmore
NOTARY PUBLIC FOR OREGON
My Commission Expires: 06/02/2020

LEGAL DESCRIPTION

A portion of Section 25, Township 38 South, Range 10 East, Willamette Meridian situate in the County Klamath, State of Oregon, and being more particularly described as follows:

The Northwest One-Quarter of the Southeast One-Quarter and the Northeast One-Quarter of the Southwest One-Quarter.

EXCEPTING THEREFROM:

A portion of said sections north of the southerly right-of-way of the Klamath Falls – Lakeview Highway State Highway 140. Said Highway created prior to September 29, 1991.

EXCEPTING THEREFROM:

A portion of said section south of the northerly right-of-way of the Oregon California & Eastern Railroad (OC&E) conveyed in deeds Volume 47 Page 379 and Volume 47 Page 579 of Klamath County Records.

EXCEPTING THEREFROM:

A portion of said section shown on Land Partition 49-05 also known as County Survey 7515.

Containing a total of 17.3 acres, more or less.

Date: October 3, 2019
MSM Project # 1060-18

