

**2020-010449**

**Klamath County, Oregon**



00264206202000104490030031

08/20/2020 03:59:32 PM

Fee: \$92.00

After recording, return to:  
Catherine Mex Weiser  
P.O. Box 1  
43128 HWY 140 East  
Beatty, OR 97621

Until a change is requested,  
all tax statements should be sent to:

Catherine Mex Weiser  
P.O. Box 1  
43128 HWY 140 East

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Larry I. Rank, a married man, as his sole and separate property.  
2704 SE 73rd AVE  
Portland, OR 97206

for the true and actual consideration of  
\$2,500.00 Two Thousand Five Hundred Dollars

CONVEYS AND WARRANTS to the grantee,  
Catherine Mex Weiser and Charles Weiser, a married couple, as tenants by  
entirety.  
P.O. Box 1, 43128 HWY 140 East  
Beatty, OR 97621

the following described real property, free of encumbrances, except as specifically  
set forth herein:

In Klamath County Oregon, From the Northwest corner of the Northwest quarter  
of Section 23, Township 36 South of Range 12 East of the Willamette Meridian in  
Oregon; East on Section Line a distance of 3.09 chains from point of beginning;  
thence East from point of beginning 1.58 chains; thence South 3.16 chains;  
thence West 1.58 chains; thence North 3.16 chains to the point of beginning

Parcel ID: 3612-023B0-00500

And commonly known as: Tax Lot 500-43018 E. HWY 140 Beatty OR 97621 Assessors Account # 357429

Source of Title:

Being the same property conveyed by warranty deed from Florinda L. Soto Trust under agreement dated May 18, 1985 to Larry I. Rank, successor Trustee of the Trust. Recorded in volume M85 Page 7755 28 May 2008

This conveyance is made subject to:

None

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 13 day of August, 2020, in the presence of:

Larry I. Rank  
Signature  
Larry I. Rank  
Print Name  
Grantor  
Capacity

/  
Signature  
Print Name  
Capacity

/  
Signature  
Print Name  
Capacity

/  
Signature  
Print Name  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon  
COUNTY OF Multnomah

On this 13 day of August, 2020, before me, Notary Public in and for said state, personally appeared Larry Immel Rank

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: Wenn Zin Ng  
Print Name: Wenn Zin Ng  
Title: Relationship Manager  
My Commission Expires: 09/25/2022

