

2020-011216

Klamath County, Oregon

Returned at Counter

AFTER RECORDING, RETURN TO:

Christina Walker



00265070202000112160030033

09/04/2020 12:40:58 PM

Fee: \$92.00

SEND TAX STATEMENTS TO:

Christina Walker

14 Dee Ct Central Point OR 97502

STATUTORY WARRANTY DEED

Shirley Walker

of 103 Arpeicka Lane, Jupiter, FL 33458

[NAME OF GRANTOR], with an address

[GRANTOR ADDRESS HERE]

("Grantor"), conveys and warrants to Christina D Walker and Mark Giffin with rights to survivorship

[NAME OF GRANTEE HERE], whose address is

14 Dee Court, Central Point, OR 97502

[GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County

[COUNTY NAME HERE] County,

Oregon, described more particularly as follows:

Lone Pine on the Sprague Block 3 Lot 5

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$0.00

This property is free of liens and encumbrances, EXCEPT:

Shirley Walker

[LIST EXCEPTIONS]

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

DATED this 28th day of Aug., 2020.
C.R.

Shirley Walker
Grantor

C.R.
STATE OF ~~OREGON~~ FL
COUNTY OF ~~Klamath~~ Palm Beach } SS.
C.R.



CAMERON G REESE
Commission # GG 351377
Expires July 2, 2023
Bonded Title Budget Notary Services

The foregoing instrument was acknowledged before me on this 28th day of Aug., 2020, by Shirley Walker [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Cameron G. Reese
Printed Name: Cameron G. Reese
Notary Public in and for the State of ~~Oregon~~ C.R.
FL

EXHIBIT A

Property Description

Lot 5, Block 3, Lone Pine on the Sprague, according to the official plat thereof on file in the Office of the County Clerk

of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following: A tract of land situated in the SW

1/4 of Section 11 and NE 1/4 of Section 14, all Township 35 South, Range 9 East of the Willamette Meridan, Klamath County,

Oregon, more particularly described as follows: Beginning at the iron pin of the West line of the SW 1/4 SE 1/4, of Section 11, point

being North 0 degrees 07'13" West a distance of 71.79 feet from the South 1/4 corner of said Section 11; thence South 62 degrees

56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52 degrees 17' 05" East 440.74

radius feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet; thence South 37 degrees 33' 14" East 141.09 feet; thence

on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06 degrees 04' 53" East 158.13 feet; thence on the arc of a 70 foot

radius curve to the left 78.84 feet; thence South 71 degrees 26' 17" East 279.26 feet; thence South 72 degrees 03' 37" East 210.79 feet; thence

on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14 degrees 47' 22" East 269.56 feet; thence South 30 degrees East to the

intersection with the thread or centerline of the Sprague River; thence Northwesterly along the thread of the Sprague River; to its intersection with

the West line of the SW 1/4 SE 1/4 of said Section 11; thence South 0 degrees 07' 13" East along the said West line of the point of beginning.

