

**GRANTOR NAME AND ADDRESS**

DEBORAH ANN PLUMMER, Successor Trustee  
George W. Harwood and Martha L. Harwood Living Trust uad 5-19-93  
1139 Crescent  
Klamath Falls, Oregon 97601

**GRANTEE NAME AND ADDRESS**

DEBORAH A. PLUMMER  
1139 Crescent  
Klamath Falls, Oregon 97601

**2020-012772**

Klamath County, Oregon



00266798202000127720060063

10/06/2020 10:20:03 AM

Fee: \$107.00

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

GRANTEE


Returned at Counter

**WARRANTY DEED - STATUTORY FORM**

DEBORAH ANN PLUMMER, Successor Trustee, George W. Harwood and Martha L. Harwood Living Trust uad 5-19-93, Grantor, conveys and warrants to DEBORAH A. PLUMMER, Grantee, certain real property legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

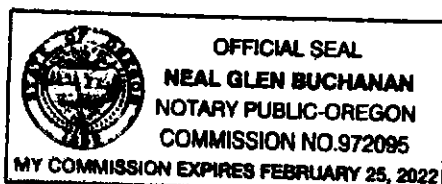
The true and actual consideration for this conveyance stated in terms of dollars is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out the said Trust pursuant to its provisions and the Assignments Of Interest attached hereto and recorded contemporaneously herewith.

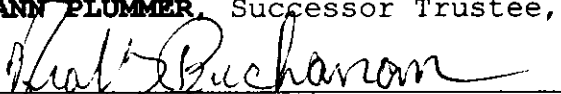
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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 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."

  
DEBORAH ANN PLUMMER, Successor  
Trustee, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 5<sup>th</sup> day of October, 2019, by **DEBORAH ANN PLUMMER**, Successor Trustee, Grantor.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

## EXHIBIT 'A'

File No. 348455AM

Lot 6, and that portion of Lot 5 of Block 11 of Hot Springs Addition to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Crescent Avenue, said point being Southwesterly a distance of 13.45 feet from the Northwesterly corner of said Lot 5; thence, Northeasterly along the Easterly line of Crescent Avenue a distance of 13.45 feet to the Northwesterly corner of said Lot 5; thence Southeasterly along the line between Lots 5 and 6 of said Block, a distance of 67.7 feet to the Northeasterly corner of said Lot 5; thence, Southwesterly along the line between Lots 5 and 8, a distance of 14.45 feet, more or less, to a point which is Northeasterly a distance of 50.25 feet from the Southeasterly corner of said Lot 5; thence, Northwesterly to the point of beginning.

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7 IN THE CIRCUIT COURT OF THE STATE OF OREGON  
8 FOR THE COUNTY OF KLAMATH

9 In the Matter of the Estates and )  
10 Trust of: ) CASE NO. \_\_\_\_\_  
11 )  
12 GEORGE WOODY HARWOOD and MARTHA L. ) ASSIGNMENT OF INTEREST  
HARWOOD, ) IN ESTATES and TRUST  
13 \_\_\_\_\_ Deceased. )

14  
15 I, GEORGE WOODY HARWOOD, III, assign to DEBORAH ANN PLUMMER  
16 as an individual any and all remaining interest in the estates  
17 of GEORGE WOODY HARWOOD and MARTHA L. HARWOOD and the GEORGE W.  
18 HARWOOD and MARTHA L. HARWOOD LIVING TRUST uad 5/19/93,  
19 including but not limited to any and all interest of the said  
20 estates or Trust in certain real property civilly described as  
21 1147 Crescent Avenue and legally described on Exhibit A,  
22 attached hereto and incorporated by this reference herein as  
23 though fully set forth.  
24

25 DATED the 20<sup>th</sup> day of February, 2020  
26

27 George Woody Harwood III  
28 GEORGE WOODY HARWOOD, III

EXHIBIT 'A'

File No. 348455AM

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6 IN THE CIRCUIT COURT OF THE STATE OF OREGON

7  
8 FOR THE COUNTY OF KLAMATH

9 In the Matter of the Estate and )  
Trust of: )

CASE NO. 20PB03398

10 MICHAEL PAUL HARWOOD, )  
11 )

ASSIGNMENT OF INTEREST

) IN ESTATES and TRUST

12 \_\_\_\_\_ Deceased. )  
13

14 I, KAREN BACON HARWOOD, Claiming Successor and Sole Devisee  
15 of the Estate of MICHAEL PAUL HARWOOD, assign to DEBORAH ANN  
16 PLUMMER as an individual any and all remaining interest in the  
17 estates of GEORGE WOODY HARWOOD and MARTHA L. HARWOOD and the  
18 GEORGE W. HARWOOD and MARTHA L. HARWOOD LIVING TRUST uad  
19 5/19/93, including but not limited to any and all interest of  
20 the said estates or Trust in certain real property civilly  
21 described as 1147 Crescent Avenue and legally described on  
22 Exhibit A, attached hereto and incorporated by this reference  
23 herein as though fully set forth.  
24

25 DATED the 8 day of May, 2020  
26

27   
28 KAREN BACON HARWOOD

EXHIBIT 'A'

File No. 348455AM

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