



2020-013019

Klamath County, Oregon

10/09/2020 02:43:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Daniel Wiard and Melinda Wiard

1140 Madison St.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Daniel Wiard and Melinda Wiard

1140 Madison St.

Klamath Falls, OR 97603

File No. 398981AM

STATUTORY WARRANTY DEED

George Morley Warner and Nancy Emery Warner, Co-Trustees UDT dated August 24, 1989 F/B/O the Warner Family Trust,

Grantor(s), hereby convey and warrant to

Daniel Wiard and Melinda Wiard, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A portion of that parcel of land recorded in Volume 272 at page 359, Deed Records of Klamath County, Oregon, described therein as the East Half of Tract 72, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT THEREFROM that portion more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the most Northeasterly corner of said Tract 72 of Fair Acres Subdivisions No. 1; thence South along the East Boundary of same, a distance of 137.17 feet to a 1/2 inch iron pipe; thence South 89° 50 1/2' West parallel with the North boundary of said Tract 179.33 feet, to a 1/2 inch iron pipe; thence North parallel with aforesaid East boundary 64.45 feet to a 1/2 inch iron pipe; thence South 89° 50 1/2' West parallel with aforesaid North boundary of said Tract a distance of 479.67 feet to a 1/2 inch iron pipe on the West boundary of the East half of aforesaid Tract 72; thence North 0° 11 1/2' East along said West boundary to a 1/2 inch iron pipe marking the Northwest corner thereof; thence North 89° 50 1/2' East along the North boundary of said Tract, 658.76 feet, more or less, to the point of beginning.

TOGETHER WITH a driveway easement as set forth in Agreement recorded April 7, 1987 in Volume M87, page 5812, Microfilm Records of Klamath County, Oregon.

And ALSO TOGETHER WITH an access easement described in Warranty Deed recorded May 17, 1973 in Volume M73, page 6007, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$360,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6 day of October, 2020

The Warner Family Trust

By: [Signature]

George Morley Warner, Co-Trustee

By: [Signature]

Nancy Emery Warner, Co-Trustee

State of Oregon} ss.
County of Klamath}

On this 6th day of October, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared George Morley Warner and Nancy Emery Warner known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustees of the The Warner Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

