



THIS SPACE RESERVED FOR

2020-013709

Klamath County, Oregon

10/23/2020 12:35:00 PM

Fee: \$87.00

After recording return to:

2016 Heffren Revocable Trust dated May 5, 2016

32144 Chualar Canyon Rd.

Chualar, CA 93925

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

2016 Heffren Revocable Trust dated May 5, 2016

32144 Chualar Canyon Rd.

Chualar, CA 93925

File No. 393599AM

STATUTORY WARRANTY DEED

John J. Lennon and Linda M. Kelly,

Grantor(s), hereby convey and warrant to

Frank K. Heffren and Cheri Riva-Heffren, Trustees of the 2016 Heffren Revocable Trust dated May 5, 2016,

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:

All that portion of Government Lot 1 and the SE1/4 SW1/4 of Section 35, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying South and West of a line drawn parallel to and distant 75 feet Southwesterly of the center line of the railway of the Great Northern Railway Company said center line being more particularly described as follows:

Beginning at a point in the Westerly boundary of said Section 35, 767.8 feet Northerly from the one-quarter corner on the West boundary of said Section 35; thence Southeasterly along a straight line marking a Southeasterly included angles of 28 degrees 38' with said Westerly boundary a distance of 3914.9 feet to an intersection with the Southerly boundary of said Section 35 at a point distant 775.8 feet Westerly from the South one-quarter corner of said Section 35;

All that portion of Government Lot 5, Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of the most Easterly boundary of property conveyed to the State of Oregon, by and through its State Highway Commission by deed dated April 19, 1940 and recorded May 1, 1940 in Book 129 at Page 59, deed records of Klamath County, Oregon.

EXCEPTING from the above described land that portion of Government Lot 5 of said Section 34 and that portion of Government Lot 1 of said Section 35 conveyed to the United States of America by deed dated March 28, 1910 and recorded April 2, 1910 in Book 28 Page 568, deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$664,000.00.

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:

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 19th day of October, 2020

John J. Lennon
John J. Lennon

Linda M. Kelly
Linda M. Kelly

State of Oregon } ss
County of Klamath }

On this 19 day of October, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared John J. Lennon and Linda M. Kelly, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Nicole S. Galpin
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 5/22/2023

