

2020-014674

Klamath County, Oregon



00268927202000146740020022

11/10/2020 02:49:18 PM

Fee: \$87.00

GRANTOR

Charles Allen Fisher aka Charles A. Fisher and Marylou Fisher aka Mary Lou Fisher

GRANTEE

Charles Allen Fisher aka Charles A. Fisher and Marylou Fisher aka Mary Lou Fisher,
Trustees of the Curtis Family Trust
1686 Cove Point Rd.
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Charles Allen Fisher aka Charles A. Fisher and Marylou Fisher aka Mary Lou Fisher, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Allen Fisher aka Charles A. Fisher and Marylou Fisher aka Mary Lou Fisher, Trustees of the Fisher Family Trust, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

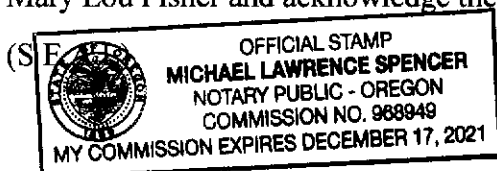
In Witness Whereof, the undersigned grantors, have executed this instrument this 10th day of November, 2020.


Charles Allen Fisher aka Charles A. Fisher


Marylou Fisher aka Mary Lou Fisher

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Charles Allen Fisher aka Charles A. Fisher and Marylou Fisher aka Mary Lou Fisher and acknowledge the foregoing instrument to be their voluntary act and deed.



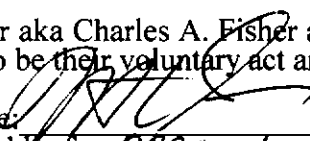
Before me: 
Notary Public for Oregon

Exhibit "A"

PARCEL #1

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 4°00' West a distance of 56.5 feet and North 58°43' East a distance of 43.15 feet and North 18°30' East a distance of 151.4 feet and North 7°30' East a distance of 171.9 feet and North 1°00' East a distance of 139.4 feet and North 50°20' West a distance of 95.15 feet from the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 38 S.; R. 8 E.W.M., in Klamath County, Oregon, and running thence North 43°50' West a distance of 191.55 feet to an iron pin; thence North 51°30' East a distance of 185.5 feet to an iron pin; thence South 57°30' East a distance of 189.7 feet to an iron pin; thence South 48°40' West a distance of 229.75 feet, more or less, to the point of beginning, said tract containing 0.87 acres, more or less, in Government Lot 3, Section 1, township 38. S., R. 8 E.W.M. SUBJECT TO: Right of way for transmission line, including the terms and provisions thereof, given by Berkeley E. Eells also known as B. E. Eells, and Cardula E. Eells, his wife, to The California Oregon Power Company, a California corporation, dated April 7, 1944, recorded June 3, 1944, in Volume 165 of Deeds, Page 517, records of Klamath County, Oregon.

PARCEL #2

Beginning at an iron pin with lies West along the Section line a distance of 1398.6 feet and North 4000 feet West a distance of 56.5 feet and North 58°43' East a distance of 43.15 feet and North 18°30' East a distance of 151.4 feet and North 7°30' East a distance of 171.9 feet and North 1°00' East a distance of 139.4 feet and North 50°20' West a distance of 60.15 feet from the quarter section corner common to Section 1 and 12, Township 38 Sout, Range 8 East of the Willamette Meridian in Klamath County, Oregon; thence North 50°20' West a distance of 35 feet to an iron pin; thence North 48°40' East a distance of 229.75 feet to an iron pin; thence South 50°40' East a distance of 10 feet; thence South Westerly in a straight line to the point of beginning; in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian.