



2020-015940

Klamath County, Oregon

12/08/2020 09:42:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Timothy W. Steinhauer and Julie Ann Steinhauer, Co-Trustees

40622 Grand View Ave.

Auberry, CA 93602

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

Timothy W. Steinhauer and Julie Ann Steinhauer, Co-Trustees

40622 Grand View Ave.

Auberry, CA 93602

File No. 418481AM

STATUTORY WARRANTY DEED

The William E. and Deann L. Akins, LLC, as to Parcel 1;

The William E. and Deann L. Akins, LLC, which acquired title as The William L. And Deann L. Akins, LLC, as to Parcels 3 and 4;

Deann L. Akins, as to Parcel 2,

Grantor(s), hereby convey and warrant to

Timothy W. Steinhauer and Julie Ann Steinhauer, Co-Trustees, or their successors in trust, under the Timothy W. Steinhauer and Julie Ann Steinhauer Living Trust, dated April 1, 2010, and any amendments theretoo,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$52,500.00.

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 7th day of Dec., 2020.

William E. and Deann L Akins, LLC

By: William E. Akins
William E. Akins, Member

By: Deann L. Akins
Deann L. Akins, Member

Deann L. Akins
Deann L. Akins

State of Oregon } ss
County of Klamath }

On this 7th day of Dec., 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared William E. Akins and Deann L. Akins, Members of The William E. and Deann L. Akins, LLC, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 8-30-21

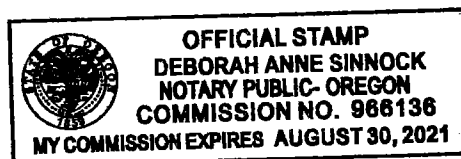


EXHIBIT "A"

418481AM

Parcel 1:

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southerly line of "A" Street, as shown on the official subdivision plat of "Frontier Tracts" said point being North 89°17' East a distance of 153.0 feet from the intersection of the Southerly line of said "A" Street and the Easterly line of the County Road, said point also being the Northeasterly corner of that tract of land described in Deed Volume 301, page 210, Deed Records of Klamath County, Oregon; thence South 00°36' West along the Easterly line of that tract of land described in said Deed Volume 301, page 210, Deed Records of Klamath County, Oregon, a distance of 70.0 feet to an iron pin on the Southeasterly corner of said tract; thence South 19°06' East a distance of 44.0 feet, more or less, to an iron pin on the Northwesterly corner of that tract of land described in Deed Volume 301, page 212, Deed Records of Klamath County, Oregon; thence North 80°46' East along the Northerly line of that tract of land described in said Deed Volume 301, page 212, a distance of 118.0 feet to an iron pin on the Northeasterly corner of said tract, said point also being on the property line of that tract of land described in Deed Volume 325, page 8, Deed Records of Klamath County, Oregon; thence North 0°36' West along the property line a distance of 95.2 feet, more or less, to an iron pin on the Northwesterly corner of said tract of land described in Deed Volume 325, page 8, Deed Records of Klamath County, Oregon, said point also being on the Southerly line of said "A" Street; thence South 89°17' West along said Southerly street line a distance of 131.3 feet, more or less to the point of beginning.

Parcel 2:

A tract of land situated in the NE1/4 of the SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center one-quarter corner of said Section 10; thence South 00°36' West a distance of 669.40 feet; thence South 89°24' West a distance of 978.98 feet; thence North 3°07' West a distance of 146.8 feet; thence North 80°46' East a distance of 275.7 feet to an iron pin at the true point of beginning of this description; thence South 80°46' West a distance of 110 feet to an iron

pin; thence North 6°42' West a distance of 62.1 feet to an iron pin; thence North 80°46' East a distance of 118.0 feet to an iron pin; thence South 0°36' West a distance of 63 feet to the point of beginning. Together with that certain easement for right of way purposes created by instrument recorded the 17th day of November 1965, in Klamath County Deed Book M65, page 3752.

Parcel 3:

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center one-quarter of said Section 10; thence South 0°36' West, a distance of 669.40 feet; thence South 89°24' West, a distance of 978.98 feet; thence North 3°07' West, a distance of 146.80 feet; thence North 80°46' East, a distance of 165.7 feet to the true point of beginning of this description; thence South 80°46' West, a distance of 38 feet; thence North 11°51' West, a distance of 109.0 feet; thence North 85°14' East, a distance of 38 feet; thence South 19°6' East, a distance of 44.0 feet; thence South 6°42' East, a distance of 62.1 feet to the point of beginning.

Parcel 4:

A tract of land situated in the NE1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the Easterly line of the County Road, said point being South 0°36' West a distance of 669.4 feet, South 89°24' West a distance of 978.98 feet, and North 3°07' West a distance of 205.85 feet from the center quarter corner of said Section 10; thence North 82°50' East a distance of 119.0 feet to an iron pin; thence North 11°51' West a distance of 54.5 feet, more or less, to an iron pin on the Southerly line of that tract of land described in Deed Volume 301, page 210, Klamath County Deed Records; thence South 85°14' West along said Southerly line a distance of 110.5 feet, more or less, to an iron pin on the Easterly line of the County Road, said point also being the Southwesterly corner of that tract of land described in said Deed Volume 301, page 210; thence South 3°07' East along the Easterly line of the County Road a distance of 59.05 feet, more or less to the point of beginning.