

2020-016157

Klamath County, Oregon



00270556202000161570030037

12/11/2020 11:17:51 AM

Fee: \$92.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

NO CHANGE

WARRANTY DEED

Kimberly D. Winegarden, formerly known as Kimberly D. Hawkins and Kimberly Hawkins, Grantor, conveys and warrants to Grant D. Winegarden and Kimberly D. Winegarden, Trustees of the Grant & Kimberly Winegarden 2020 Trust dated November 30, 2020, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 1

The W 1/2 NW 1/4 of Section 15 and the E 1/2 NE 1/4 of Section 16, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Account No.: 95603

Parcel 2

The SW1/4 SW1/4 of Section 17 and the S1/2 SE1/4 of Section 18, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.


RESERVING UNTO Grantors herein an easement over and across the existing roadway for the benefit of Redding Foundation, A California nonprofit corporation.
(See Exhibit "A" attached which is made a part hereof by this referenced)

Account No.: 95612

There is no consideration for these conveyances. It is done for Estate Planning Purposes.

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 30 day of November, 2020.


Kimberly D. Winegarden, formerly known
as Kimberly D. Hawkins
and Kimberly Hawkins

STATE OF CALIFORNIA)
County of Trinity) ss

On 11/30, 2020 before me, Deborah K Beth, Notary Public, personally appeared Kimberly D. Winegarden who provided me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



Exhibit A

