

WARRANTY DEED

Robert C. Terrell, II, Yoneko
Akaishi and Sherry Hill
Grantors

Sherry Ann Terrell, Trustee
931 Kane Street
Klamath Falls, OR 97603
Grantees

2020-016695

Klamath County, Oregon



00271132202000166950020020

After recording return to: Grantee

12/22/2020 10:24:05 AM

Fee: \$87.00

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

KNOW ALL MEN BY THESE PRESENTS, that ROBERT C. TERRELL, II, YONEKO AKAISHI and SHERRY HILL, kna SHERRY ANN TERRELL, with right of survivorship, hereinafter called Grantor for the consideration hereinafter stated, do hereby convey and warrant to SHERRY ANN TERRELL, Trustee, Trustee of the Terrell Living Trust, dated June 17, 2011, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of OTHER THAN MONEY.

Dated this 21st of December 2020.

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.

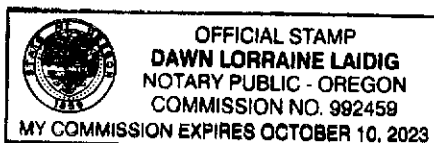
Robert C. Terrell, II

Yoneko Akaishi

Sherry Hill, kna, Sherry Ann Terrell

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Robert C. Terrell, II, Yoneko Akaishi and Sherry Hill, kna, Sherry Ann Terrell and acknowledged the foregoing instrument to be their voluntary act and deed this 21st day of December 2020



Before me:
Notary Public for Oregon
My Commission expires: 10/10/23

EXHIBIT 'A'

PARCEL 1

All of Lot 52 of FAIR ACRES SUBDIVISION NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcel as set out in Deed from Melvin Floyd Brewster et ux, to Hiram S. Brewster, as grantee; said deed dated June 13, 1945 and recorded September 4, 1945 in Book 179 at page 438 of Deed Records of Klamath County, Oregon, to wit: A strip of land 14 feet 2 inches off the North side of Lot 52, and a strip of land 45 feet, 10 inches off the South side of Lot 53, both of said strips extended by parallel lines from the East side line of Kane Street to the Northwest line of the Enterprise Irrigation District Canal and all of said lands being and lying in FAIR ACRES SUBDIVISION NUMBER ONE. Also Excepting therefrom the Westerly 5 feet thereof conveyed to Klamath County for road purposes in Volume 349 at page 474, Deed Records of Klamath County, Oregon.

PARCEL 2

All that portion of Lot 53 of FAIR ACRES SUBDIVISION NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Southeasterly of the Enterprise Irrigation District Canal.