

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Albert Chancellor, Trustee
Janet M. Chancellor, Trustee
8855 Lower River Road
Grants Pass, OR 97526

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2021-000578

Klamath County, Oregon

01/13/2021 11:33:01 AM

Fee: \$92.00

WARRANTY DEED

RECITALS:

A. On October 22, 2020, JANET CHANCELLOR, and ALBERT CHANCELLOR, under a Warranty Deed recorded as Instrument Number 2020-013602 in the official records of Klamath County, Oregon, attempted to convey the property described on Exhibit "A" attached hereto, and incorporated herein (the "Property") as tenants in common to JANET M. CHANCELLOR, and ALBERT CHANCELLOR, Trustees of the JANET M. CHANCELLOR TRUST dated October 22, 2020 and to ALBERT CHANCELLOR, and JANET M. CHANCELLOR, Trustees of the ALBERT CHANCELLOR TRUST dated October 22, 2020. The property described in Instrument Number 2020-013602 described the incorrect property. The attempted transfer did not convey the Property because neither grantor owned the property described in Instrument Number 2020-013602.

B. Grantors now desire to convey the Property to JANET M. CHANCELLOR, and ALBERT CHANCELLOR, Trustees of the JANET M. CHANCELLOR TRUST dated October 22, 2020 and to ALBERT CHANCELLOR, and JANET M. CHANCELLOR, Trustees of the ALBERT CHANCELLOR TRUST dated October 22, 2020.

JANET CHANCELLOR, and ALBERT CHANCELLOR, Grantors, convey and warrant an undivided one-half (1/2) interest as tenants-in-common to JANET M. CHANCELLOR, and ALBERT CHANCELLOR, Trustees of the JANET M. CHANCELLOR TRUST dated October 22, 2020, and convey and warrant an undivided one-half (1/2) interest as tenants-in-common to ALBERT CHANCELLOR, and JANET M. CHANCELLOR, Trustees of the ALBERT CHANCELLOR TRUST dated October 22, 2020, Grantees, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

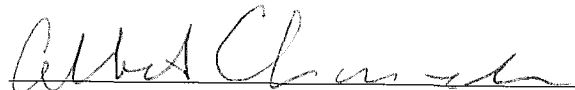
The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is \$0.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 13th day of January, 2021.

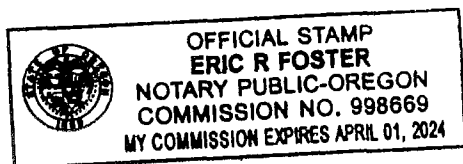

JANET CHANCELLOR


ALBERT CHANCELLOR

STATE OF OREGON)
) ss.
County of Jackson)

On this 13th day of January, 2021, personally appeared the above-named JANET CHANCELLOR, and ALBERT CHANCELLOR, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:




Notary Public for Oregon

EXHIBIT "A"

Real property in Klamath County, Oregon more particularly described as follows:

Parcel 1

(All excepting portions conveyed and portion involved in Lot line adjustment)

NW 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a 60-foot roadway in the SW 1/4 of the SE 1/4 of Section 6, deeded to Klamath County in Deed Volume 131, page 585, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a strip of land deeded to the State of Oregon by and through its State Highway Commission, in Volume M68, page 6481, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion described as follows:

Beginning at a point on the West line of the NE 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon from which the Northeast corner of said Section 7 bears North 69°16'04" East 1433.52 feet; thence North 89°59'49" West 42.56 feet; thence North 00°00'11" East 147.58 feet; thence South 89°59'49" East 44.36 feet to the West line of the NE 1/4 of the NE 1/4 of Section 7; thence along said West line South 00°42'20" West 147.59 feet to the point of beginning.

Parcel 2

(portion of Lot Line adjustment to go with Taxlot 100)

Beginning at a point on the West line of the NE 1/4 of the NE 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon from which the Northeast corner of said Section 7 bears North 69°16'04" East 1433.52 feet; thence North 89°59'49" West 42.56 feet; thence North 00°00'11" East 147.58 feet; thence South 89°59'49" East 44.36 feet to the West line of the NE 1/4 of the NE 1/4 of Section 7; thence along said West line South 00°42'20" West 147.59 feet to the point of beginning.