

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

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

**2021-000580**

**Klamath County, Oregon**

**01/13/2021 11:38:01 AM**

**Fee: \$87.00**

**WARRANTY DEED**

JANET CHANCELLOR, Grantor, conveys and warrants to JANET M. CHANCELLOR and ALBERT CHANCELLOR, Trustees of the JANET M. CHANCELLOR TRUST dated October 22, 2020, Grantee, her undivided one-half interest as a tenant in common in the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantee and Grantee's 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 Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor 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 13<sup>th</sup> day of January, 2021.

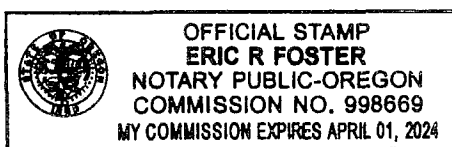
  
JANET CHANCELLOR

STATE OF OREGON     )  
                                  ) ss.  
County of Jackson    )

On this 13<sup>th</sup> day of January, 2021, personally appeared the above-named JANET CHANCELLOR, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

  
Notary Public for Oregon



**EXHIBIT "A"**

All that portion of lot 69 of Fair Acres Subdivision No. 1, according to the Official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Lot 69 and running thence East along the South line of said Lot 69, a distance of 150 feet; thence North, parallel with the West line of said Lot 69, a distance of 60 feet; thence West, parallel with the South line of said Lot 69, a distance of 150 feet; thence South along the West line of said Lot 69, a distance of 60 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Homedale Road disclosed by instrument recorded December 5, 1963, in Deed Volume 349 at page 511.