

Michael Spencer
Returned at Counter

Paul D. Boggs and Mona D. Boggs

Grantor

Paul D. Boggs and Mona D. Boggs, Trustees
PO Box 387
Sprague River, OR 97639

Grantee

After recording return to:
Grantee

2021-001644

Klamath County, Oregon



00273412202100016440020021

02/04/2021 12:00:29 PM

Fee: \$87.00

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Paul D. Boggs, aka Paul Daniel Boggs, and Mona D. Boggs, aka Mona Dee Boggs, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul D. Boggs and Mona D. Boggs, Trustee(s) or Successor Trustee(s) of the Paul D. Boggs and Mona D. Boggs Revocable Living Trust dated February 3, 2021, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, have executed this instrument this 3rd day of February, 2021.

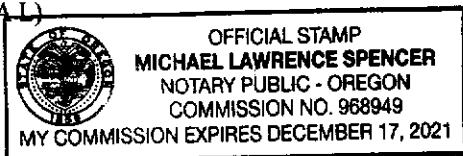
Paul D. Boggs

Mona D. Boggs

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Paul D. Boggs and Mona D. Boggs and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL)



Before me:
Notary Public for Oregon

EXHIBIT "A"

Parcel 1:

A tract of land situated in the NE 1/4 NE 1/4 of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1 inch iron pipe marking the Southeast corner of the NE 1/4 of the NE 1/4 of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, from which point the Northeast corner of said Section 16 bears North 00°46'56" West 1332.43 feet, run thence along the South line of the NE 1/4 of the NE 1/4 of Section 16 North 89°31'48" West 145.54 feet to a point; thence leaving said line and run North 61°05'41" West 823.94 feet to a point on the Easterly line of a private road; thence North 45°02'33" East 330.00 feet; thence leaving said Easterly line South 53°32'55" East 784.52 feet to a point on the East line of said Section 16; thence South 00°46'56" East 166.53 feet to the point of beginning, all in Klamath County, Oregon.

Parcel 2:

Also an undivided 1/7 interest in the following roadway: Beginning at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, the true point of beginning; thence Northeasterly North 45°02'33" East, 939.86 feet there creating a hub (the radius of which is 46'), the chords of which bear, progressively, North 42°10'58" East, 66.66 feet; thence South 44°57'27" East 66.65 feet; thence Southwesterly South 47°54'09" West 66.66 feet; thence leaving said hub and bearing South 45°02'33" West 880.78 feet to a point on the South line of the NE 1/4 of the NE 1/4 of Section 16; thence bearing Westerly North 89°30'50" West 84.20 feet, to the true point of beginning, all in Klamath County, Oregon.

TOGETHER with an easement reserved in Deed from Paul Snyder and Esther M. Snyder to Robert Hammond and Mildred Hammond, recorded August 16, 1977 in Volume M77 page 14957, Deed records of Klamath County, Oregon.

Parcel 3:

N 1/2 SE 1/4 SW 1/4 and SW 1/4 SE 1/4 of Section 28, Township 35S, Range 10 East of the Willamette Meridian in Klamath County, Oregon.

Parcel 4:

Lot 21, Block 44, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.