

Martin Heitkamp, AKA Martin Deitric Heitkamp, AKA Martin D. Heitkamp, and Susan Heitkamp, AKA Susan Loretta Heitkamp, AKA Susan L. Heitkamp

2021-002244

Klamath County, Oregon



00274071202100022440020029

02/12/2021 01:12:13 PM

Fee: \$87.00

Grantors

Martin Heitkamp and Susan Heitkamp, Trustees
4816 HWY 39
Klamath Falls, Oregon 97603

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Martin Heitkamp, AKA Martin Deitric Heitkamp, AKA Martin D. Heitkamp, and Susan Heitkamp, AKA Susan Loretta Heitkamp, AKA Susan L. Heitkamp, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Martin Heitkamp and Susan Heitkamp, Trustees of the HEITKAMP REVOCABLE LIVING TRUST hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantees' 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 THE ATTACHED EXHIBIT "A".

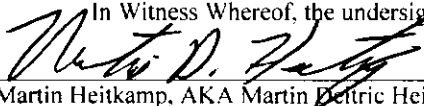
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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

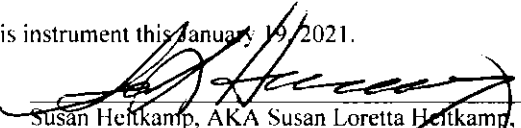
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that 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.

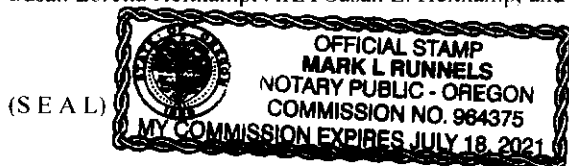
In Witness Whereof, the undersigned grantors, have executed this instrument this January 19, 2021.


Martin Heitkamp, AKA Martin Deitric Heitkamp, AKA
Martin D. Heitkamp


Susan Heitkamp, AKA Susan Loretta Heitkamp, AKA
Susan L. Heitkamp

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Martin Heitkamp, AKA Martin Deitric Heitkamp, AKA Martin D. Heitkamp and Susan Heitkamp, AKA Susan Loretta Heitkamp, AKA Susan L. Heitkamp, and acknowledge the foregoing instrument to be their voluntary act and deed.




Before me: 
Notary Public for Oregon

EXHIBIT A LEGAL DESCRIPTION

A parcel of land situated in the E 1/2 of the NE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marker with a 1/2 inch iron pin, located North 89°30'48" West 30.00 feet (West 30.00 feet by D.V. M66 P7919), and South 00°29'12" West 1114.32 feet (South 1096.66 feet by D.V. M66 P7919) from the Northeast corner of said Section 13 as established by recorded Survey No. 1751, said point being on the West boundary of the Klamath Falls-Merrill Highway; thence South 00°21'13" West (South by D.V. M66 P7919) along the West boundary of said Highway 109.00 feet to a 1/2 inch iron pin; thence North 89°38'47" West (West by D.V. M66 P7919) 174.40 feet to the Easterly right of way line of the Enterprise Irrigation District Canal; thence Northerly along the Easterly line of said Canal to a 1/2 inch iron pin that is South 81°05'43" West South 80°44'30" West by D.V. M66 P7919) 163.60 feet from the point of beginning; thence North 81°05'43" East (North 80°44'30" East by D.V. M66 P7919) 163.60 feet to the point of beginning, with bearing based on the East line of said Section 13 to be South 00°12'57" West.