

2021-004122

Klamath County, Oregon

03/19/2021 11:31:00 AM

Fee: \$92.00

RETURN TO:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Jon Kevin O'Donnell and Jill
1821 Joe Wright Road
Klamath Falls, OR 97603

Grantor:

Wesgo, a partnership
3671 Glenridge Way
Klamath Falls, OR 97603

Grantee:

Jon Kevin O'Donnell and Jill Marie O'Donnell
Trustees of the Jon and Jill O'Donnell Revocable Living Trust
dated September 7, 2018
1821 Joe Wright Road
Klamath Falls, OR 97603

- STATUTORY WARRANTY DEED -

WESGO, an partnership, Grantor, conveys and warrants to Jon Kevin O'Donnell and Jill Marie O'Donnell, Trustees of the Jon and Jill O'Donnell Revocable Living Trust dated September 7, 2018, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 16; thence N 00°21'09"E, along the West line of the said SW $\frac{1}{4}$ SE $\frac{1}{4}$, 1057.12 feet to a point on the Southwesterly right of way line of the USBR A-3 Lateral; thence, along the said Southwesterly right of way line the following courses, S 23°28'13"E 334.82 feet, S 25°10'07"E 388.09 feet, on the arc of a curve to the left (radius equals 210.99 feet and central angle equals 26°54'50") 99.11 feet, S 52°04'57"E 261.96 feet and S 42°34'04"E 220.69 feet to a point on the South line of said Section 16; thence N 89°52'50"W 722.16 feet to the point of beginning, with bearings based on the Oregon Coordinate Reference System for the Bend-Klamath Falls Zone.

SUBJECT TO AND EXCEPTING:

All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments.

The true and actual consideration for this transfer is \$69,500.

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

1. STATUTORY WARRANTY DEED

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.

Dated this 2nd day of March, 2021.

WESGO, a partnership

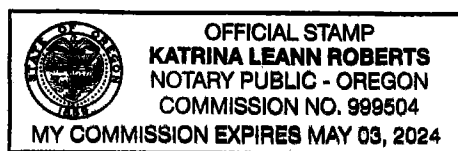
WESGO, a partnership

Ben J. Meold
Ben J. Meold, Partner

Melvin L. Stewart
Melvin L. Stewart, Partner

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared before me on this 10th day of March 2021, the above-named Melvin L. Stewart, Partner, in his authorized capacity, and acknowledged the foregoing instrument to be his voluntary act.



[Signature]
Notary Public for Oregon
My Commission expires: 5/3/2024

CALIFORNIA ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
County of Placer) ss.

On March 2, 2021 before me,
A. Wassef, Notary Public, personally
appeared **Ben J. Menold**, who proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the instrument is
the person or the entity upon behalf of which the person acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

A. Wassef
Notary Public

