



THIS SPACE RESERVED FOR

**2021-005678**

**Klamath County, Oregon**

**04/15/2021 01:11:00 PM**

**Fee: \$87.00**

After recording return to:

Shawn Cross

PO Box 872

Tulelake, CA 96134

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

Shawn Cross

19000 Pope Rd.

Merrill, OR 97633

File No. 448911AM

---

### STATUTORY WARRANTY DEED

**John R. Walker, Trustee of the Brenda L. Walker Credit Shelter Trust,**

Grantor(s), hereby convey and warrant to

**Shawn Cross,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**That portion of the NW1/4 NE1/4 lying Northeasterly of a direct line running from the Northwest corner to the Southeast corner thereof, Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING THEREFROM a tract of land situated in the NW1/4 NE1/4 of Section 33, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the brass capped monument marking the North quarter corner of said Section 33; thence South 89° 57' 48" East, along the North line of said Section 33, 547.88 feet; thence South 44° 54' 52" East 1,097.27 feet to a point on the East line of said NW1/4 NE1/4; thence South 00° 03' 35" West 548.60 feet to a 5/8 inch iron pin marking the Southeast corner of said NW1/4 NE1/4; thence North 44° 54' 52" West 1,872.45 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$575,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Dated this 14 day of April, 2021

Brenda L. Walker Credit Shelter Trust

By: John R. Walker

John R. Walker, Trustee

State of Oregon} ss.

County of Klamath}

On this 14 day of April, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared John R. Walker known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Brenda L. Walker Credit Shelter Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil  
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: 10/23/2022

