



THIS SPACE RESERVED FOR

2021-005735

Klamath County, Oregon

04/16/2021 09:54:00 AM

Fee: \$92.00

After recording return to:

Monica Sue Meier

630 Front Street

Klamath Falls, OR 97601

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

Monica Sue Meier

630 Front Street

Klamath Falls, OR 97601

File No. 448983AM

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### STATUTORY WARRANTY DEED

**Jeffrey J. Elmendorf, Trustee of the Jeffrey J. Elmendorf Oregon Trust, Dated April 8, 2016,**

Grantor(s), hereby convey and warrant to

**Monica Sue Meier,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$390,000.00.

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 6<sup>th</sup> day of April, 2021.

The Jeffrey J. Elmendorf Oregon Trust

By:

Jeffrey J. Elmendorf, Trustee

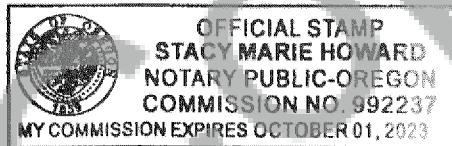
State of Oregon} ss.  
County of Klamath}

On this 6 day of April, 2021, before me, Stacy Howard a Notary Public in and for said state, personally appeared Jeffrey J. Elmendorf known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Jeffrey J. Elmendorf Oregon 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.

Stacy Howard

Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 10-01-2023



## EXHIBIT 'A'

File No. 448983AM

Parcel 2 of Major Partition 1-P-90 (also known as recorded Survey 5034) on file in the office of the Klamath County Engineers Office, situated in Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, in the City of Klamath Falls, being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which the iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North  $89^{\circ} 06' 1/2''$  East 370 feet distant; thence South 168.29 feet to the true point of beginning; thence South  $60^{\circ} 04' 1/2''$  East 86.09 feet; thence South  $15^{\circ} 03' 1/2''$  West 84.48 feet more or less to the mean high water line of Upper Klamath Lake; thence Northwesterly 67.57 feet to a point that is South 94.21 feet from the true point of beginning; thence North 94.21 feet, more or less to the true point of beginning.

ALSO a tract of land in Government Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being a portion of that property described as "Parcel 1" of Deed Volume M90, page 11895 and 11896, and being more particularly described as follows:

Beginning at the Northeast corner of that property described as "Parcel 2" in Deed Volume M90, page 11895 and 11896, thence South  $15^{\circ} 03' 30''$  West along the East line of said "Parcel 2", a distance of 71.00 feet more or less to the mean high water line of Upper Klamath Lake; thence North  $29^{\circ} 55' 30''$  East 68.62 feet; thence North  $60^{\circ} 04' 00''$  West 18.22 feet to the point of beginning.

