

Returned at Counter
Bill Lockhart

2021-008170

Klamath County, Oregon



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05/21/2021 01:16:04 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Beryl Lockhart, Trustee, 18620 Plummer Street, Northridge, CA 91324

SEND TAX STATEMENTS TO:

Beryl Lockhart, Trustee, 18620 Plummer Street, Northridge, CA 91324

STATUTORY WARRANTY DEED

Bill Paul Lockhart

[NAME OF GRANTOR], with an address

of 3210 Sprague River Road, Chiloquin, Oregon 97624

[GRANTOR ADDRESS HERE]

("Grantor"), conveys and warrants to

Beryl Paul Lockhart, Trustee of the Beryl Paul Lockhart Living Trust dated October 22, 2009 including all amendments and restatements

[NAME OF GRANTEE HERE], whose address is

18620 Plummer Street, Northridge, California 91324

[GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath

[COUNTY NAME HERE] County,

Oregon, described more particularly as follows:

Commonly Known As: 3210 Sprague River Road, Chiloquin, Oregon 97624

Assessor's Map No. R-3407-035A0-01500-000 Parcel No. 1500

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 130,193.03 .

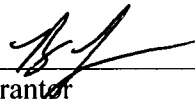
This property is free of liens and encumbrances, EXCEPT: NONE

[LIST EXCEPTIONS]

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

DATED this 7th day of May, 2021.



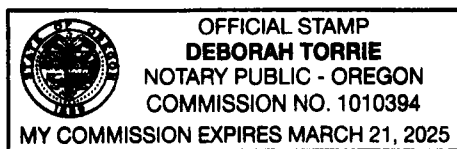
Grantor

STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 7th day of May, 2021, by Bill Paul Lockhart [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



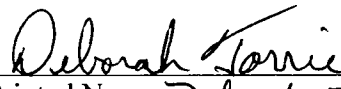

Printed Name: Deborah Torrie
Notary Public in and for the State of Oregon

EXHIBIT A

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a Brass cap monument marking the NW corner of the NE 1/4 of the NE 1/4 of said Section 35, thence North $88^{\circ}56'56''$ East along the North line of said Section 35, 700.37 feet to a point that is located 700 feet East, measured at right angles, from the West line of the said NE 1/4 of the NE 1/4, thence South $00^{\circ}47'57''$ West parallel to the West line of said NE 1/4 of the NE 1/4 508.41 feet, more or less, to the Southerly right of way line of the Chiloquin-Sprague River Highway, and the True Point Of Beginning for this description, thence South $00^{\circ}47'57''$ West parallel to the West line of the said NE 1/4 of the NE 1/4 373.57 feet to a 5/8 inch iron pin on the North bank of the Sprague River, thence continuing South $00^{\circ}47'57''$ West parallel to the West line of the said NE 1/4 of the NE 1/4 91.00 feet more or less to the thread of the Sprague River, thence North $72^{\circ}49'58''$ East along the thread of the Sprague River 231.28 feet to a point located 920 feet East, measured at right angles, from the West line of the said NE 1/4 of the NE 1/4, thence North $00^{\circ}47'57''$ East parallel to the West line of the said NE 1/4 of the NE 1/4 83.00 feet to a 5/8 inch iron pin on the North bank of the Sprague River, thence continuing North $00^{\circ}47'57''$ East parallel to the said West line of the NE 1/4 of the NE 1/4 380.86 feet more or less to the Southerly right of way line of the Chiloquin-Sprague River Highway, thence South $72^{\circ}59'59''$ West along the Southerly Right of way line of said Chiloquin-Sprague River Highway 231.06 feet to the said true point of beginning. Bearings based on and refer to Record of Survey 4939.