

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Ursula Walters 1460 Devonridge Drive Klamath Falls, OR 97601
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Grantor:
David Sporrer
79 Washington Street
Klamath Falls, OR 97601

Grantees:
Ursula Walters, et al
1460 Devonridge Drive
Klamath Falls, OR 97601

2021-008606
Klamath County, Oregon



00281170202100086060020028
05/28/2021 03:27:42 PM Fee: \$87.00

- WARRANTY DEED -

DAVID SPORRER, aka DAVID R. SPORRER, Grantor, conveys and warrants to URSULA WALTERS and CHANTEL HAGADORN, Grantees, the following described real properties situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit A.

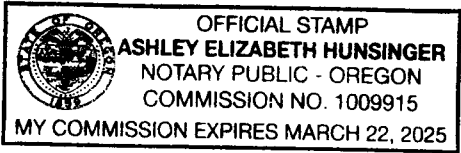
THE TRUE AND ACTUAL consideration for this transfer is a gift.

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 19 day of April, 2021.

David R. Sporrer
David R. Sporrer

STATE OF OREGON)
) ss
County of Klamath)
Personally appeared before me this 19 day of April, 2021,
the above-named, David R. Sporrer and acknowledge the foregoing
instrument to be his voluntary act.



Ashley Elizabeth Hunsinger
Notary Public for
My commission expires 3/22/25

EXHIBIT A

PARCEL 1

Beginning at the brass cap monument marking the Northwest corner of Section 6, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 48' 54" East along the North line of said section to a 5/8 inch iron pin on the Westerly right of way line of the Dalles-California Highway; thence South 17° 09' 01" West along said Westerly right of way line a distance of 1393.89 feet, more or less, to a 5/8 inch iron pin on the South line of Lot 4 of said Section; thence North 89° 13' 11" West along the South line of said Lot 4 a distance of 958.16 feet, more or less, to the Southwest corner thereof; thence North 00° 09' 15" East along the West line of said Lot 4 a distance of 1323.27 feet, more or less, to the point of beginning, being a portion of Lot 4, Section 6, Township 29 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM a parcel of land situated in government Lot 4, Section 6, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the North line of said Section 6 with the Westerly right of way line of U.S. Highway No. 97; thence South 17° 09' 01" West along said Westerly right of way line, 425.51 feet to the point of beginning for this description; thence continuing South 17° 09' 01" West along said right of way line, 212.00 feet; thence North 89° 31' 02" West, 212.00 feet; thence North 17° 09' 01" East parallel to said right of way line, 212.00 feet; thence South 89° 31' 02" East, 212.00 feet to the point of beginning.

PARCEL 2

That part of Government Lots 3 and 4 lying Westerly of the Sprague River and all of Government Lot 5, Section 6, Township 36 South, Range 10 East of the Willamette Meridian.

And

That part of the SE 1/4 of the NW1/4 lying Westerly of the Sprague River, the W 1/2 of the NE 1/4 of the SW 1/4 and all of Government Lot 6, Section 6, Township 36 South, Range 10 East of the Willamette Meridian.