



2021-009608
Klamath County, Oregon
06/18/2021 01:21:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Ted E. Conner and Brie A. Conner
2665 4th Ave.
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Ted E. Conner and Brie A. Conner
2665 4th Ave.
Bonanza, OR 97623
File No. 461712AM

STATUTORY WARRANTY DEED

Beverly S. Mallams, or their successors, as Trustee of the Goff Family Trust,
dated December 6, 2018,

Grantor(s), hereby convey and warrant to

Ted E. Conner and Brie A. Conner, as Tenants by the Entirety,

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:

PARCEL 1:

Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Block 45, Grandview Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 45, Grandview Addition to Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with a parcel of land situated in "Grandview Addition to the Town of Bonanza", in the SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, and more particularly described as follows:

Commencing at a 5/8" pin marking the Northwest corner of Block 45 of said Grandview Addition, thence along the West line of said Block 45 South 00°01'36" West 126.84 feet to a 5/8" pin and the Northwest corner of the alley and the "True Point of Beginning" for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin and the Southwest corner of the alley; thence leaving said West line of said Block 45, and then along the South line of said alley North 89°57'13" East 299.48 feet to a 5/8" pin and the East line of said Block 45 and the Southeast corner of the alley, thence along the East line of said Block 45 North 00°09'50" East 16.00 feet to a 5/8" pin and the Northeast corner of the alley, thence leaving said East line of said Block 45 and then along the North line of said alley South 89°57'13" West 299.52 feet to the "True Point of Beginning". bearings based on Record of Survey 6237.

Saving and Excepting, a parcel of land situated in "Grandview Addition to the Town of Bonanza", in the SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian and more particularly described as follows:

Commencing at the 5/8" pin marking the Northwest corner of Block 45 of said Grandview Addition, thence along the West line of said Block 45 South 00°01'36" West 100.00 feet to a 5/8" pin and the "True Point of Beginning" for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin, thence leaving said West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin, thence leaving said West line of said Block 45 North 89°56'16" East 299.54 feet to the East line of said Block 45 and a 5/8" pin, thence along the East line of said Block 45 North 00°09'50" East 16.00 feet to a 5/8" pin, thence leaving said East line of said Block 45 on a line that is 100 feet South of at right angles and parallel to the North line of said Block 45 South 89°58'16" West 299.58 feet to said "True Point of Beginning". Bearings based on Record of Survey 6237.

PARCEL 3:

That portion of Lots 1 through 12 Block 45 Grandview Addition to Bonanza, lying South of the following described new relocated alley way.

Commencing at a 5/8" pin marking the Northwest corner of Block 45 of said Grandview Addition; thence along the West line of said Block 45 South 00°01'36" West 100.00 feet to a 5/8" pin and the true point of beginning for this description, thence continuing along the West line of said Block 45 South 00°01'36" West 16.00 feet to a 5/8" pin; thence leaving said West line of said Block 45 North 89°56'16" East 299.54 feet to the East line of said Block 45 and a 5/8" pin; thence along the East line of said Block 45 North 00°09'50" East 16.00 feet to a 5/8" pin; thence leaving said East line of said Block 45 on a line that is 100 feet South of at right angles and parallel to the North line of said Block 45 South 89°58'16" West 299.58 feet to said True Point of Beginning. Bearings are based on Record of Survey 6237.

The true and actual consideration for this conveyance is \$280,000.00.

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 10 day of June 2021.

The Goff Family Trust

By: Beverly S. Mallams
Beverly S. Mallams, Trustee

State of Oregon } ss
County of Klamath }

On this 10 day of June, 2021, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Beverly S. Mallams, Trustee of the Goff Family Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Heather Anne Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: Dec 17 2021

