

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODU

2021-012808

Klamath County, Oregon



00286022202100128080050053

08/20/2021 03:04:46 PM

Fee: \$102.00

Returned at Counter

Allen J. Podawiltz
 E. Lowene Podawiltz
~~Thomas A Podawiltz~~
~~Alene M. Robertson~~

4737 Bisbee Klamath Falls
 Grantor's Name and Address OR. 97603

Allen J. Podawiltz
 E. Lowene Podawiltz
 Thomas A Podawiltz
 Alene M. Robertson
 Grantee's Name and Address

After recording, return to (Name and Address):

E. Lowene Podawiltz
 4737 Bisbee
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Lowene Podawiltz
 4737 Bisbee
 Klamath Falls, OR 97603

SPACE RESERVED
 FOR
 RECORDER'S USE

WARRANTY DEED

Allen J. Podawiltz
 E. Lowene Podawiltz

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

Allen J. Podawiltz - E. Lowene Podawiltz Thomas A Podawiltz Alene M. Robertson
 with rights of Survivorship ("grantee"), all of that certain real property,

with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as follows (legal description of property: description space continued on reverse):

See Exhibit A Attached hereto and made part hereof

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both: see ORS 93.030):

☐ \$_____:☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on Aug 20th - 2021; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Ellen J Podawiltz
E. Lawrence Podawiltz

STATE OF OREGON, County of Klamath

This record was acknowledged before me on Aug. 20, 2021
 by E. Lawrence Podawiltz

This record was acknowledged before me on Aug. 20, 2021
 by Ellen J Podawiltz

as
of



Julia B
 Notary Public for Oregon
 My commission expires Feb. 10, 2024

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

Parcel 1

Beginning at an iron pin on the East line of Bisbee Street which lies South 0° 25' East along the centerline of Bisbee Street, a distance of 570 feet; and South 88° 52' East a distance of 20 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, where the centerline of Bisbee Street intersects the said Section line, and running thence South 59° 18' East a distance of 183.5 feet to an iron pin; thence North 77° 02' East a distance of 32 feet; thence South 0° 25' East 80 feet; thence South 88° 52' East 190 feet; thence South 0° 25' East a distance of 95.2 feet; thence South 63° 35' East a distance of 298 feet, more or less, to a point of the East line on the NW1/4 NE1/4 of Section 15; thence South 0° 12' East along the 40 line a distance of 81.8 feet to a point on the North right of way line of the U.S.R.S Irrigation Ditch, 20 feet Northerly at right angles from its centerline; thence Northerly following the North right of way line of said ditch and 20 feet at right angles from its centerline to an intersection with the East line of Bisbee Street; thence North along the East line of Bisbee Street to the point of beginning, being a portion of Lots 1 and 2 in Block 5 of Second Addition to Altamont Acres.

Reserving from the above described land a right of way easement for roadway purposes as described in the Warranty Deed recorded June 18, 1968 in Volume M68, page 5393, Deed records of Klamath County, Oregon.

Parcel 2

Beginning at an iron pin on the East line of Bisbee Street, which lies South 0° 25' East along the centerline of Bisbee Street a distance of 570 feet and South 88° 52' East a distance of 20 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, where the centerline of Bisbee Street intersects the said Section line, and running thence South 88° 52' East a distance of 310 feet to a point which lies on the North right of way line of the U.S.R.S. Drain; thence Southwest along the North line of the U.S.R.S. Drain a distance of 233 feet to a point; thence North 59° 18' West a distance of 96 feet, more or less, to the point of beginning, said tract being a portion of Lot 1 in Block 5 of Second Addition to Altamont Acres.

68154

38, (U) 19 P3:18 Vol 1798 Page 58246

STATE OF OREGON.

County of Clatsop Clatsop

I certify that the within instrument
was received for record on the 19th day
of October, 1998, at
3:18

box/reel/volume No. M98 on page 38246

and/or as fee/file/instrument/microfilm/reception No. 68154-Deed
Records of said County.

Witness my hand and seal of County
affixed.

NAME	TITLE
Bernetha G. Letsch, Co. Clerk	

Fee: \$30.00

By Kathleen Rose, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DAVID S. PODAWILTZ

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Allen J. Padawitz and Eleanor M. Padawitz, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Clatsop County, State of Oregon, described as follows, to-wit:

lot 27 in Block 78, Eighth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that land lying between the southerly line of said lot and North Bank of the Sprague River more particularly described as follows:

Beginning at the Southwest corner of lot 36; thence South 00 degrees 38' 00" West to a point on the North Bank of said River; thence Westerly along said Bank to a point which is the intersection of the Southerly prolongation of the Westerly sideline of said lot 37; thence North 00 degrees 38' 00" East along said line to the Southwest corner of said lot 37; thence North 76 degrees 34' 04" East 205.49 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer was \$100.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See QRS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of October, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

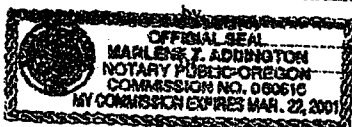
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 90.930.

David J. Dawitz

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 19 1998

This instrument was acknowledged before me on



Notary Public for Oregon
 My commission expires 3-22-01

State of Oregon, County of Klamath
Recorded 04/08/2005 3:23 p.m.
Vol M05 Pg 24440
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After Recording Return to:
 ALLEN J. PODAWILTZ and E. LOWENE PODAWILTZ
 4436 RICK DR.
 Klamath Falls OR 97603
 Until a change is requested all tax statements
 Shall be sent to the persons & address shown above.

Agden 6/19/99ma
WARRANTY DEED
(INDIVIDUAL)

MARSHA A. BLANTON, TRUSTEE OF THE BLANTON TRUST DATED JULY 1 2004, herein called Grantor, convey(s) to ALLEN J. PODAWILTZ and E. LOWENE PODAWILTZ, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 23, Block 78, 8TH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 010 MAP 3611-008AO TL 04400 KEY #346771

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

**The true and actual consideration for this transfer is \$5,300.00.
(here comply with the requirements of ORS 93.930)**

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated April 6, 2005.

THE BLANTON TRUST DATED JULY 1, 2004

Marsha A. Blanton, trustee
BY: MARSHA A. BLANTON, TRUSTEE

STATE OF California, County of Ventura) ss.

On April 7, 2005, personally appeared the above named MARSHAL A. BLANTON, AS TRUSTEE OF THE BLANTON TRUST DATED JULY 1 2004.

This document is filed at the request of:



**525 Main Street
Klamath Falls, OR 97601
Order No.: 00061199**

Before me: John T. Campbell
Notary Public for California
My commission expires: 1 Jan 05 09
TL

Official Seal

