

**2021-012814**

**Klamath County, Oregon**

**08/23/2021 08:23:00 AM**

**Fee: \$92.00**

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Manfred Lindenhoven and Lynn Ballard  
2910 Pine Grove Road  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO:**

Confluence Law Center, PC  
P.O. Box 964  
Welches, OR 97067

**STATUTORY SPECIAL WARRANTY DEED**

Manfred Lindenhoven and Lynn Ballard, husband and wife, Grantor, conveys and specially warrants to Manfred Peter Lindenhoven and Lynn Renee Ballard as Trustees of the Trinity Living Trust dated August 11, 2021, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

Legal description attached hereto as Exhibit A and incorporated herein by reference.

**SUBJECT TO AND EXCEPTING:** All liens, encumbrances, conditions and restrictions of record or otherwise discoverable in the public records of any governmental agency, and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property.

The true and actual consideration represents a distribution from grantor to grantee for estate planning purposes, and the true and actual consideration stated in terms of dollars is none.

The liability and obligations of the Grantor for breach of any covenant or warranty of title hereunder shall not exceed the amount of title insurance coverage (right of indemnification) available to Grantor under any title insurance policies, or if there be more than one such policy, the aggregate amount available to the Grantor. It is the intention of the Grantor to preserve any existing title insurance coverage. However, nothing herein contained shall be deemed to have relieved the Grantor of any liability hereunder with respect to which Grantor has, or but for this exception would have, a right of indemnification under any such policy of title insurance.

**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**



## **EXHIBIT A   LEGAL DESCRIPTION**

NOVEMBER 14, 2011

LEGAL DESCRIPTION FOR "PROPERTY LINE ADJUSTMENT 17-11"

A TRACT OF LAND SITUATED IN THE NW 1/4 NE 1/4 OF SECTION 9, T39S, R10EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00 ° 06'00"W, ALONG THE WEST LINE OF THE NW 1/4 NE 1/4 OF SAID SECTION 9, 510.81 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M02 PAGE 26316 OF THE KLAMATH COUNTY DEED RECORDS AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE N89° 59' 00"E, ALONG THE NORTH LINE OF SAID DEED VOLUME, 480.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PINE GROVE ROAD; THENCE, ALONG THE SAID WEST RIGHT OF WAY LINE, N00° 32' 24"W 23.77 FEET AND ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 447.47 FEET AND CENTRAL ANGLE EQUALS 02° 46' 00") 21.61 FEET; THENCE, LEAVING THE SAID WEST RIGHT OF WAY LINE, S89° 59' 00"W 479.42 FEET TO A POINT ON THE SAID WEST LINE OF THE NW 1/4 NE 1/4; THENCE S00° 06' 00"W 45.36 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS.

\*\*\*\*As per Property Line Adjustment 17-11. (Originally Property Line Adjustment 23-96)