

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



478900

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

2021-012919**Klamath County, Oregon****08/24/2021 10:58:00 AM****Fee: \$97.00**

This document is being re-recorded at the request of Amerititle to correct the legal previously recorded in 2007-013560

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Ellen RedelAddress: 267 N Settlemier AveCity, ST Zip: Woodburn OR 97071**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Ellen Redel**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Ellen Redel & Kathleen Erion**Grantee Name:** _____**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:****UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Ellen Redel

2735 McMorrow

San Pablo CA 94806

Kathleen Erion, Ellen Redel

2735 McMorrow

San Pablo CA 94806

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Ellen Redel

2735 McMorrow

San Pablo CA 94806

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

SAME

2007-013560

Klamath County, Oregon



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SPACE RI

FC

07/31/2007 01:25:44 PM

RT



OREGON)
KAMATH)
that this is a true and correct
document in the possession
of the Klamath County Clerk.

Aug 3 2007
E LONG, Klamath County Clerk
Jamartha Harris, Deputy

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Ellen Redel

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ELLEN REDEL & KATHLEEN ERION, EQUAL PARTNERS

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

PROP ID# R198896

MAP LOT# R-2407-034CA-05100-000

SPRINKS SUBD, LOT 94 52-ALL LOT 95

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

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

NO EXCEPTIONS

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 above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 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 on July 31, 2007; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER ORS 197.352, 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 APPROVED USES. 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 197.352.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 31, 2007

by Ellen Redel

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

Nov 29, 2008

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Ellen Redel

2735 McMurray

San Pablo, CA 94806

Kathleen Erion, Ellen Redel

2735 McMurray

San Pablo, CA 94806

Grantor's Name and Address

After recording, return to (Name, Address, Zip):

Ellen Redel

2735 McMurray

San Pablo, CA 94806

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

SAME

2007-013560

Klamath County, Oregon



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SPACE RI

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REGON)
KAMATH)
that this is a true and correct
document in the possession
of the County Clerk.

AUG 3 2007
JAMES LONG, Klamath County Clerk
Wamantah Harris, Deputy

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Ellen Redel

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ELLEN REDEL & KATHLEEN ERION, EQUAL PARTNERS

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

PROP ID# R198296

MAP LOT# R-3407-034CA-05100-000

SPINKS SUBD, LOT 94 52'x111' LOT 95

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

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

NO EXCEPTIONS

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 above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. © However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 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 on July 31, 2007; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 31, 2007

by ELLEN REDEL

This instrument was acknowledged before me on

by

as

of



Paula J. Harris

Notary Public for Oregon

My commission expires Nov 29, 2008

Recorded @ Counter

EXHIBIT "A"

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point bearing North 59° 30' West 116.3 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Sconchin Street, in the Townsite of West Chiloquin, Oregon; thence North 42° 30' West at right angles to the county road 200 feet, more or less, to the county road; thence South 47° 21' West along said road 53 feet; thence Southeasterly at right angles 200 feet, more or less, thence Northeasterly at right angles 53 feet to the point of beginning.

ALSO, beginning at the intersection of the Southwesterly line of Chocktoot Street and the Northwesterly line of Lalakes Avenue as shown by the plat of West Chiloquin, Oregon; thence Southwesterly along the Northwest line of Lalakes Avenue a distance of 400 feet; thence Northwest at right angles to said Lalakes Avenue 116.3 feet to the true point of beginning, being the most Southerly corner of the property described, thence North 42° 39' West 200 feet, more or less, to a point; thence Northeast at right angles to the last described line 25 feet, thence Southeasterly at right angles to the last described line to a point North 30° 30' East from the true point of beginning, thence south 30 degrees 30' West 26.15 feet to the true point of beginning.