

**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: \_\_\_\_\_

**2021-012920****Klamath County, Oregon****08/24/2021 10:58:00 AM****Fee: \$117.00**

This document is being re-recorded at the request of Amerititle to correct the legal previously recorded in 2018-001327

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 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

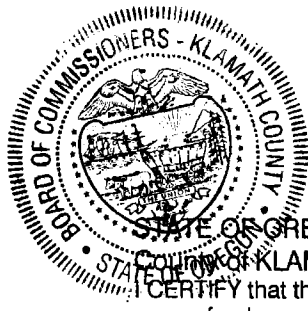
Address: \_\_\_\_\_

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



2018-001327

Klamath County, Oregon

02/01/2018 11:47:01 AM

Fee: \$52.00

Ellen Redel & Kathleen Erion  
267 N Settlemier Ave.  
Woodburn, OR 97071  
Grantor's Name & Address

Ellen G. Redel, Trustee of the  
Ellen G. Redel Trust  
267 N Settlemier Ave.  
Woodburn, OR 97071  
Grantee's Name & Address

Prepared by and after recording  
return to:  
Kathryn M. Belcher  
McGinty Belcher & Hamilton,  
Attorneys, P.C.  
P.O. Box 12806  
Salem, OR 97309

CERTIFY that this is a true and correct  
copy of a document in the possession  
of the Klamath County Clerk.

Dated: Aug 3, 2021  
ROCHELLE LONG, Klamath County Clerk

By: Jamanta Hardin Deputy

Until requested otherwise, send all tax statements  
to:

Ellen G. Redel, Trustee  
267 N Settlemier Ave.  
Woodburn, OR 97071

APN: R198896

Alternate APN: 3407E34CA05100

### WARRANTY DEED

Ellen Redel and Kathleen Erion, Grantors, convey and warrant to Ellen G. Redel, Trustee of the Ellen G. Redel Trust, Grantee, the following described real property, free of encumbrances, except for matters of public record in Klamath County, Oregon:

#### Spinks Subd, Lot 94 S2 & All Lot 95

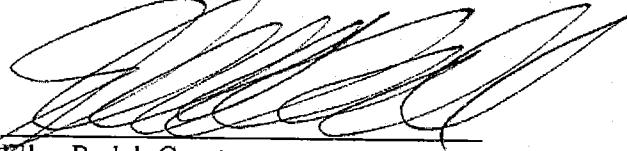
THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

**The true consideration for this conveyance is \$0.**

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

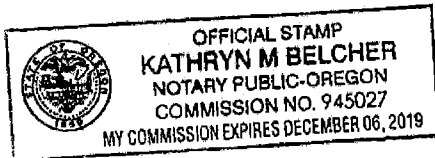
Dated this 25<sup>th</sup> day of January, 2018.




Ellen Redel, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Marion            )

Personally appeared before me this 25<sup>th</sup> day of January, 2018, the within named Ellen Redel, Grantor, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon  
My Commission Expires: 12/6/2019

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

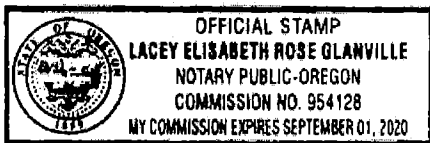
Dated this 30 day of January, 2018.

Kathleen Erion

Kathleen Erion, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

Personally appeared before me this 30<sup>th</sup> day of January, 2018, the within named Kathleen Erion, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.



Lacey Elisabeth Rose Glanville

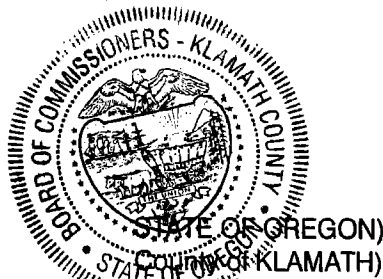
Notary Public for Oregon

My Commission Expires: 09/01/2020

Ellen Redel & Kathleen Erion  
267 N Settlemier Ave.  
Woodburn, OR 97071  
Grantor's Name & Address

Ellen G. Redel, Trustee of the  
Ellen G. Redel Trust  
267 N Settlemier Ave.  
Woodburn, OR 97071  
Grantee's Name & Address

Prepared by and after recording  
return to:  
Kathryn M. Belcher  
McGinty Belcher & Hamilton,  
Attorneys, P.C.  
P.O. Box 12806  
Salem, OR 97309



CERTIFY that this is a true and correct  
copy of a document in the possession  
of the Klamath County Clerk.

Dated: Aug 3, 2021  
ROCHELLE LONG, Klamath County Clerk

By: Lamantha Vanderm Deputy

Until requested otherwise, send all tax statements  
to:

Ellen G. Redel, Trustee  
267 N Settlemier Ave.  
Woodburn, OR 97071

APN: R198896

Alternate APN: 3407E34CA05100

2018-001327

Klamath County, Oregon

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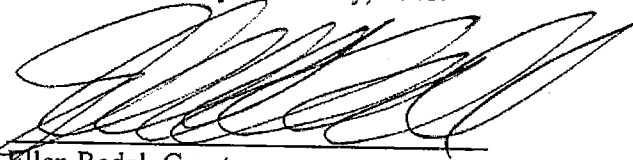
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APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
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OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25<sup>th</sup> day of January, 2018.

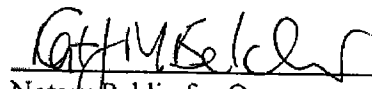


Ellen Redel, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Marion            )

Personally appeared before me this 25<sup>th</sup> day of January, 2018, the within named Ellen Redel,  
Grantor, and acknowledged the foregoing instrument to be their voluntary act and deed.



  
Notary Public for Oregon  
My Commission Expires: 12/6/2019

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

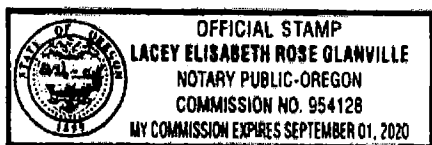
Dated this 30 day of January, 2018.

*Kathleen Erion*

Kathleen Erion, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

Personally appeared before me this 30<sup>th</sup> day of January, 2018, the within named Kathleen Erion, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.



*Lacey Elisabeth Rose Glanville*  
Notary Public for Oregon  
My Commission Expires: 09/01/2020

## 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.