

GRANTOR NAME AND ADDRESS:

KAREN PALMQUIST

8080 E. Langell Valley Road
Bonanza, Oregon 97623

GRANTEE NAME AND ADDRESS:

KAREN PALMQUIST, Trustee of the

KAREN PALMQUIST REVOCABLE TRUST

uad 8-25-2021

8080 E. Langell Valley Road
Bonanza, Oregon 97623

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney

435 Oak Avenue

Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

8080 E. Langell Valley Road

Bonanza, Oregon 97623

2021-013026

Klamath County, Oregon



00286282202100130260020026

08/26/2021 09:56:52 AM

Fee: \$87.00

Returned at Counter

WARRANTY DEED - STATUTORY FORM

KAREN PALMQUIST, Grantor, conveys and warrants to **KAREN PALMQUIST, Trustee of the KAREN PALMQUIST REVOCABLE TRUST uad 8-25-2021, Grantee,** that certain real property in the County of Klamath, State of Oregon, civilly described as 8080 E. Langell Valley Road, Bonanza, Oregon and legally described on Exhibit A attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

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

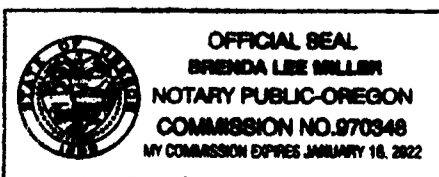
DATED this 25th day of August, 2021.

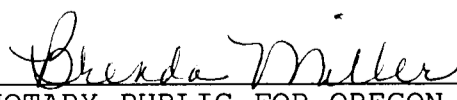


KAREN PALMQUIST

STATE OF OREGON, County of Klamath) ss:

Personally appeared **KAREN PALMQUIST**, before me on the 25th day of August, 2021, and acknowledged the foregoing instrument to be her voluntary act and deed.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-18-22

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1: The NE 1/4 SE 1/4 SE 1/4 and the E 1/2 NW 1/4 SE 1/4 SE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM a strip of land 30 feet off the most Northerly portion lying West of the County Road.

Parcel 2: The SE 1/4 SE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM a strip of land 30 feet wide off the most Northerly portion lying West of the County Road; ALSO EXCEPTING THEREFROM the NE 1/4 SE 1/4 SE 1/4 and E 1/2 NW 1/4 SE 1/4 SE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The NE 1/4 NE 1/4 of Section 32 Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the U. S. A. for Irrigation ditch by deed dated January 28, 1925 recorded February 8, 1926 in Volume 69 page 269, Deed records of Klamath County, Oregon.