

**RECORDING COVER SHEET**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**2021-013651****Klamath County, Oregon****09/08/2021 02:07:01 PM****Fee: \$102.00**

*This space reserved for use by  
Recording Office*

**After recording return to:** ORS 205.234(1)(c)

Confluence Law Center

P.O. Box 964

Welches, OR 97067

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Statutory Special Warranty Deed

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Manfred Lindenhoven and Lynn Ballard, husband and wife, Grantor

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Manfred Peter Lindenhoven and Lynn Renee Ballard

as Trustees of the Trinity Living Trust dated August 11, 2021, Grantee

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$ 0

Other:

**5. Send tax statements to:**

ORS 205.234(1)(e)

Manfred Lindenhoven and Lynn Ballard

2910 Pine Grove Road

Klamath Falls, Oregon 97603

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$ N/A

**8. Previously recorded document reference:** 2021-012814**9. If this instrument is being re-recorded, complete the following statement:**

ORS 205.244(2)

Re-recorded at the request of: Klamath County Tax Assessors office

To correct: Replace incomplete legal definition, only lot line adjustment, with the full legal description. \*\*

Previously recorded in Book/Volume 2011-01329

and Page

, or as Fee number

\*\* Changed page 1: added reference to exhibit B; and replaced Exhibits with those from the Previously recorded 2011-013294 and updated page numbering to show n|4 to account for the added page. Prior recording was 3 pages lacking one Exhibit.

**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 Exhibit B 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**

A portion of that tract of real property described in Volume 320 at Page 356, Deed Records of Klamath County, Oregon, described as the NW1/4 of the NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the county of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 of the NE1/4 of Section 9, Township, Range and Meridian aforesaid; thence North 0° 06' East along the West boundary of same, a distance of 459.98 feet to the true point of beginning; thence North 89° 59' East parallel with the South boundary of aforesaid NW1/4 of the NE1/4 of Section 9, a distance of 485.0 feet to the Westerly right of way boundary of the county road (Pine Grove Road, Deed Volume 306, Page 105); thence North 0° 31' 30" West along said right of way boundary, a distance of 361.0 feet; thence South 89° 59' West, 481.04 feet to the West boundary of aforesaid NW1/4 of the NE1/4 of Section 9; thence South 0° 06' West along said boundary 360.98 feet to the true point of beginning.

JOHN HEATON P.L.S.

**TRU SURVEYING, INC. LINE**

2333 SUMMERS LANE  
 KLAMATH FALLS, OREGON 97603  
 PHONE: (541) 884-3691

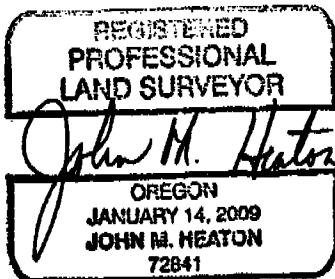


NOVEMBER 14, 2011

## LEGAL DESCRIPTION FOR "PROPERTY LINE ADJUSTMENT 17-11"

A TRACT OF LAND SITUATED IN THE NW1/4 NE1/4 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 NW1/4 NE1/4 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 NW1/4 NE1/4; THENCE S00°06'00"W 45.36 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS.



*John M. Heaton*  
 JOHN M. HEATON P.L.S. 72841

RENEWAL DATE: 6/30/13