



2021-014332

Klamath County, Oregon

09/20/2021 03:27:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Louise Camille, Trustee

5775 Sunset Ridge Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Louise Camille, Trustee

5775 Sunset Ridge Rd.

Klamath Falls, OR 97601

File No. 490038AM

### STATUTORY WARRANTY DEED

**John A. Wilson and Teresa J. Wilson, Trustees of the John and Teresa Wilson Trust dated May 17, 2019,**  
Grantor(s), hereby convey and warrant to

**Louise Camille, Trustee of the Louise Camille Revocable Trust,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Parcel 3 of Major Land Partition No. 80-24 in Section 12, Township 38 South, Range 8 East of the Willamette Meridian of Klamath County, Oregon;**

**Beginning at a point on the South line of said SE1/4 NW1/4 which bears South 89°47'18" East a distance of 752.93 feet from the iron pin marking the Southwest corner of said SE1/4 NW1/4, said point being on the centerline of a 60 foot road easement; thence following said centerline the following courses and distances North 60°13'35" West a distance of 95.93 feet; thence along the arc of a curve to the right, having an angle of 51°13'45" and a long chord which bears North 34°36'42" West 283.08 feet, a distance of 292.74 feet; thence North 08°59'50" West a distance of 86.02 feet; thence North 32°02'20" West a distance of 203.59 feet; thence leaving said centerline, South 89°47'18" East a distance of 223.62 feet to a half inch iron pin on an existing fence line; thence following said fence line, South 33°29'12" East, 70.55 feet; South 43°06'47" East 209.16 feet; South 29°10'19" East, 244.94 feet; South 35°56'40" East, 139.32 feet to a half inch iron pin on the South line of said SE1/4 NW1/4; thence along said South line, North 89°47'18" West a distance of 241.15 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$540,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2021-2022 Real Property Taxes, a lien not yet due and payable**

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

Dated this 16th day of Sept, 2021.

The John and Teresa Wilson Trust

By: John A. Wilson  
John A. Wilson, Trustee

By: Teresa J. Wilson  
Teresa J. Wilson, Trustee

State of OR } ss  
County of KLAMATH

On this 16th day of Sept, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared John A. Wilson and Teresa J. Wilson, Trustees of the John and Teresa Wilson Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH CO  
Commission Expires: 7-29-25

