

2021-014875

Klamath County, Oregon

10/01/2021 12:22:01 PM

Fee: \$92.00

Unless a change is requested,
all tax statements shall be sent to
Grantee at the following address:
Same as previous

After recording, this Deed
shall be delivered to:
HURLEY RE PC
Wendy Miki Glaus
747 SW MILL VIEW WAY
BEND OR 97702

WARRANTY DEED

The true consideration for this transfer is for estate planning purposes.

TYLINE S. OLDFIELD, Grantor, conveys and warrants to TYLINE S. OLDFIELD and
GREG A. OLDFIELD, Co-Trustees or Successor Trustees, of the TYLINE S. OLDFIELD TRUST
dated October 01, 2021, Grantees, the following described real property located in Klamath
County, Oregon:

A parcel of land situated in Section 30, T39S, R8E, W.M., Klamath County, Oregon being
more particularly described as follows:

Beginning at the northwest corner of the NE 1/4 NW 1/4 of said Section 30, being
marked by a 5/8 inch iron pin; thence along the west line of said NE 1/4 NW 1/4,
S00°56'36"E, 1362.84 feet to the southwest corner of said NE 1/4 NW 1/4, marked,
by a 5/8 inch iron pin; thence N30°34'59"E, leaving said west line, 1567.35 feet, to a
5/8 inch iron pin on the north line of said Section 30; thence along said north line,
N89°04'05"W, 820.00 feet to the point of beginning containing 12.82 acres more or
less.

Together with:

A roadway easement 30.00 feet in width for egress and ingress to the above described
parcel commencing at a point on the easterly right-of-way line of Big Buck Lane from
which the most westerly corner of Lot 22, Block 38 of Sixth Addition to Klamath
River Acres bears S27°45'09"W, 15.01 feet; thence S60°37'30"E, 416.02 feet to a
point within said Lot 22 which marks the end of said 30.00 feet wide roadway
easement and the beginning of the centerline of a 40.00 feet wide roadway easement
the centerline of which is described by the following courses and distances:
N85°17'15"E, 247.89 feet; S43°23'03"E, 258.13 feet; S87°48'55"E, 236.57 feet;

S75°52'41"E, 274.14 feet; N67°59'53"E, 214.57 feet; S88°24'04"E, 224.97 feet; S60°17'55"E, 145.18 feet to a point on the west line of said NE 1/4 NW 1/4, from which the southwest corner of said NE 1/4 NW 1/4 bears S00°56'36"E, 462.85 feet.

Subject to:

A roadway easement 40.00 feet in width over and upon the above described property the centerline of which is more particularly described as follows:

Beginning on the westerly line of the above described property at the terminus of the above described roadway easement; thence S60°17'55"E, 94.13 feet; thence S51°24'55"E, 149.36 feet to a point on the easterly line of the above described property from which the most southerly corner of said above described property bears S30°34'59"W, 375.20 feet.

SUBJECT TO all exceptions to coverage contained in grantor's policy or policies of title insurance insuring grantor's title to the subject property, if grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose.

The liability and obligations of Grantor to Grantee and Grantees heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained in this paragraph specifically do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability of obligations.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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

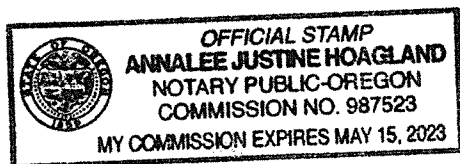
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED 10-1-, 2021.

Tyline S. Oldfield
TYLINE S. OLDFIELD, Grantor

STATE OF OREGON)
) ss
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 1 day of October, 2021, by Tyline S. Oldfield, as Grantor.



Annalee Justine Hoagland
Notary Public for Oregon