



2021-015962
Klamath County, Oregon
10/22/2021 11:52:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDS

After recording return to:

Ron Swank

2622 Montelius Street

Klamath Falls, OR 97601

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

Ron Swank

2622 Montelius Street

Klamath Falls, OR 97601

File No. 487962AM

STATUTORY WARRANTY DEED

Christina Flynn, Trustee of the Christina Flynn Trust dated June 12, 1998,

Grantor(s), hereby convey and warrant to

Ron Swank,

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:

See Attached Exhibit A

The true and actual consideration for this conveyance is \$12,000.00.

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:

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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 21 day of Oct, 2021.

The Christina Flynn Trust

By: Christina Flynn
Christina Flynn, Trustee

State of OR } ss.
County of Deschutes }

On this 21 day of October, 2021, before me, Chasity Michelle Barker a Notary Public in and for said state, personally appeared Christina Flynn known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Christina Flynn, Trustee of the Christina Flynn Trust Dated June 12, 1998, and acknowledged to me that he/she/they executed the same as Trustee.

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

Chasity Michelle Barker
Notary Public for the State of OR
Residing at: Bend
Commission Expires: 12-7-24

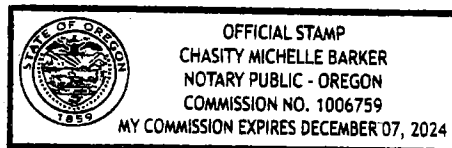


EXHIBIT "A"

A parcel of land situate in the SE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North along the section line a distance of 490 feet from the section corner common to Sections 19, 20, 29 and 30 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North along the section line 138 feet; thence West along the Southerly line of parcel conveyed to William F. Collman by Deed Volume 335, page 602, a distance of 150 feet; thence North along the West line of said Collman parcel a distance of 50 feet to the Northwest corner thereof; thence East along the North line of said Collman parcel a distance of 150 feet, more or less, to the East line of said Section 19; thence North along the section line a distance of 152 feet, more or less, to the South line of Gage Road; thence West along said South line a distance of 215 feet; thence South parallel to said section line a distance of 300 feet to the Southeast corner of parcel conveyed to D.L. Warrington by Deed Volume 272, page 414; thence West along the South line of said parcel a distance of 100 feet to the Southwest corner thereof; thence South parallel to said East section line a distance of 40 feet, more or less, to the Northwest corner of parcel conveyed to Floyd Crown by Deed Volume 275, page 417; thence East along the North line of said parcel a distance of 313 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM all that portion described as follows:

A parcel of land situated in the SE1/4 SE1/4 of Section 19 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at a point which is 490 feet North of the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 315 feet, thence North 40 feet, thence East 100 feet, thence South 20 feet, thence East 215 feet, thence South 20 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion lying within Montelius Street.