

2021-017468

Klamath County, Oregon



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11/22/2021 01:38:36 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Jonathan Hollister, Esq.

GVM Law, LLP

Napa, CA 94559

SEND TAX STATEMENTS TO:

Everett Anthony

637 Roscommon Place

Vacaville, CA 95688

STATUTORY WARRANTY DEED

(ORS 93.850)

HARRY P. ANTHONY, with an address of 955 Toqua Road, Chiloquin, Oregon 97624 ("Grantor"), conveys and warrants to **AMBER SCHNEIDER and EVERETT ANTHONY**, as Trustees of the **Harry P. Anthony Trust, dated September 24, 2021** whose address is 637 Roscommon Place, Vacaville, California 95688, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

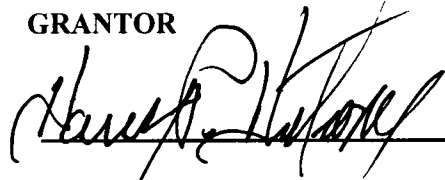
Land in Klamath County, Oregon, described more particularly in Exhibit A, attached hereto.

The true consideration for this conveyance is \$0.00 (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, 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 12th day of October, 2021

GRANTOR


HARRY P. ANTHONY

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Napa)

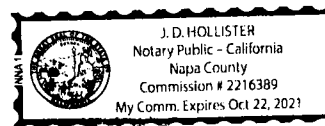
On October 12, 2021 before me, J.D. Hollister, a Notary Public, personally appeared **HARRY P. ANTHONY**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Notary Public



(Seal)

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.

TOGETHER WITH a fifteen (15) foot non exclusive easement for ingress and egress over, under and across a strip of land the North line of which is described as follows:

Beginning at the Southwest corner of said Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the township line between Section 33 and Section 4, to the Southeast corner of Thomas H. Long's property as described in M77, page 11898, Deed Records of Klamath County; thence continuing Easterly along said Township line 30 feet, and said Northerly easement line there terminating. The Southerly boundary of said right of way shall be parallel with said Northerly line and not more than 15 feet South thereof.