

2021-018498

Klamath County, Oregon



00292407202100184980020020

12/14/2021 01:33:37 PM

Fee: \$87.00

Gary R. Penny

Grantor

Gary R. Penny, Trustee
5526 Leland Drive
Klamath Falls, OR 97603

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. That Gary R. Penny, hereinafter called the grantor, for the consideration hereinafter stated, to grantors paid by Gary R. Penny, Trustees of the Gary R. Penny REVOCABLE LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A" by this reference incorporated herein.

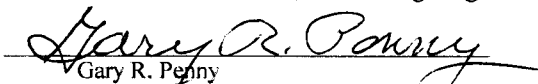
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this December 14, 2021.


Gary R. Penny

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Gary R. Penny and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me: 
Notary Public for Oregon

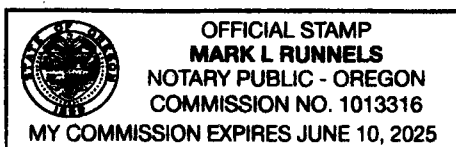


EXHIBIT "A"

That portion of Lot 7, Block 2 of Re-subdivision of Homedale Tracts 2B and 3, more particularly described as follows:

Beginning at the Northeast corner of Lot 7, thence Northwestery along the Southeasterly line of Leland Drive a distance of 150 feet; thence South at right angles to the Easterly line of Lot 7, to the Southerly line of Lot 7, thence Southeasterly along the Southerly line of Lot 7 to the Southeasterly corner thereof; thence Northerly on the Easterly line of Lot 7 a distance of 154.9 feet to the point of beginning.

Also commencing at the Southwest corner of said Lot 7, thence South $55^{\circ} 04' 30''$ East along the Southerly boundary of said Lot 7, 285.60 feet to the point of beginning for this description: Thence North $0^{\circ} 10'$ East, 65.50 feet; thence South $12^{\circ} 22' 58''$ West, 58.26 feet to a point on the Southerly line of said Lot 7, thence South $55^{\circ} 04' 30''$ East along said Southerly line 15.00 feet to the point of beginning, more or less.

Excepting therefrom the following description:

Beginning at a point that is South $55^{\circ} 04' 30''$ East 285.6 feet and North $0^{\circ} 10'$ East 133.04 feet from the Southwest corner of Lot 7; thence South $55^{\circ} 53'$ East 15 feet; thence South $12^{\circ} 22' 58''$ West 61.44 feet; thence North $0^{\circ} 10'$ East 67.54 feet to the point of beginning.