

RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

SHAWNEE HINSHAW
1950 CREST
KLAMATH FALLS OR
97603

SEND TAX STATEMENTS TO:

SHAWNEE HINSHAW
1950 CREST
KLAMATH FALLS OR
97603

T
T

2021-019225

Klamath County, Oregon

12/29/2021 02:05:01 PM

Fee: \$97.00

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

CORRECTIVE DEED

DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS: Creditor/Plaintiff)

ORS 205.125(1) (b) and 205.160

SHAWNEE HINSHAW AKA SHAWNEE YVONNE
WHITT SUCCESSOR TRUSTEE OF THE MOLEND
REVOCABLE TRUST

INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)

ORS 205.125(1) (a) and 205.160

SHAWNEE HINSHAW

TRUE AND ACTUAL CONSIDERATION-- (Amount in dollars or other) ORS 93.030(5)

\$

JUDGMENT AMOUNT-- (obligation imposed by the order or warrant) ORS 205.125(1) (c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with

ORS 205.244:

"RERECORDED AT THE REQUEST OF

TO CORRECT

SHAWNEE HINSHAW
LEGAL DESCRIPTION

PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER

2021-005295

Returned at Counter

Grantor: McLeod Revocable Trust

Grantee: Shawnee Henshaw

2021-005285
Klamath County, Oregon

After recording, return and send tax statements to:


Shawnee Henshaw
1950 Crest Street
Klamath Falls, OR 97603



00277498202100052850010010

04/08/2021 09:51:11 AM

Fee: \$82.00

 **STATUTORY BARGAIN AND SALE DEED**
~~Trustee~~ **Shawnee Y. Henshaw* AKA *Shawnee Y. Henshaw* Successor Trustee
of the McLeod Revocable Trust, Grantor, conveys Grantor's undivided interest unimproved real property located in Klamath County, Oregon, to, Shawnee Henshaw Grantee, in the real property free of encumbrances except as specifically set forth herein, more particularly described as follows:

1950 Crest Street, Klamath Falls, Oregon, legal description is:

HOMECREST, BLOCK H, LOT 53, 56 & 57

The true and actual consideration for this conveyance is estate planning.

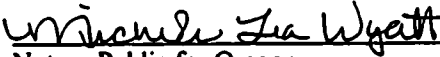
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 13 day of January, 2021.


Shawnee Henshaw, Trustee

STATE OF OREGON, County of Klamath) ss.

On this 13th day of January, 2021, the foregoing instrument was acknowledged before me by, Trustee.


Notary Public for Oregon
My Commission Expires: July 14, 2023



State of Oregon
County of Klamath
I hereby certify that instrument #2021-005285,
recorded on 4/8/2021, consisting of 1 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk
Date: December 23rd, 2021


Lisa Kessler

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 53, 56 and 57, Block H, HOMECREST, in the County of Klamath, State of Oregon, TOGETHER WITH that portion of the vacated alley which would inure to the above described property.

LESS AND EXCEPT the following:

A tract of land situated in Lots 57 and 58, Block H, HOMECREST, and the N1/2 of vacated Climax Street, NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West boundary of Crest Street, said point being South a distance of 150 feet from the Southeast corner of Lot 58, HOMECREST; thence West along the center line of vacated Climax Street, a distance of 45 feet, more or less, to the Northeasterly line of the Klamath County Fairgrounds; thence Northwesterly along the Northeasterly line of the Klamath County Fairgrounds on the arc of a curve of 300 feet radius a distance of 120 feet, more or less, to the Southeast boundary of the K.I.D. drain ditch; thence Northeasterly along the Southeasterly boundary of said K.I.D. drain ditch a distance of 135 feet, more or less, to the West boundary of Crest Street; thence South along the West boundary of Crest Street, a distance of 165 feet, more or less to the point of beginning.

ALSO LESS AND EXCEPT a tract of land described as follows:

Beginning at an iron pin on the North line of Lot 52 of HOMECREST SUBDIVISION which lies North 89 degrees 49' East a distance of 180 feet from the iron pin which marks the Northwest corner of Lot 51 of HOMECREST SUBDIVISION in the NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence: Continuing North 89 degrees 49' East along the North line of Lot 52 of HOMECREST a distance of 20 feet to an iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION; thence South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 30 degrees 04' West a distance of 124 feet to an iron pin; thence North 0 degrees 11' West 149.5 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block H of HOMECREST SUBDIVISION in the NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO LESS AND EXCEPT a tract of land deeded to Klamath County dated March 10, 1934, recorded May 3, 1934 in Book 100 at Page 111, Deed Records of Klamath County, Oregon.

ALSO LESS AND EXCEPT a tract of land described as follows:

Beginning at an iron pin on the Northeasterly line of Lot 53, Block H of HOMECREST SUBDIVISION which lies South 45 degrees 11' East a distance of 60 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION and running thence:

(continued)

Legal Description (continued)

Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 68 feet to an iron pin; thence South 44 degrees 49' West a distance of 120 feet to an iron pin; thence North 45 degrees 11' West a distance of 40 feet to an iron pin; thence North 80 degrees 04' East a distance of 124 feet, more or less, to the point of beginning, said tract being a portion of Lots 52 and 53, Block 6, of HOMECREST SUBDIVISION, in the County of Klamath, State of Oregon.

ALSO LESS AND EXCEPT the following described tract:

A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 in Block H of HOMECREST SUBDIVISION which lies South 45 degrees 11' East a distance of 128 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 44 degrees 49' West a distance of 120 feet to an iron pin; thence North 45 degrees 11' West a distance of 60 feet to an iron pin; thence North 44 degrees 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 of Block H of HOMECREST SUBDIVISION in the County of Klamath, State of Oregon.

ALSO LESS AND EXCEPT, that property described in Volume M93 at Page 5634, more particularly described as follows:

A tract of land described as follows: Beginning at an iron pin on the Northeasterly line of Lot 53 of HOMECREST SUBDIVISION which lies South 45 degrees 11' East a distance of 188 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION and running thence: Continuing South 45 degrees 11' East along the Northeasterly line of Lot 53 a distance of 66 feet to an iron pin; thence South 50 degrees 49' West a distance of 120.5 feet to an iron pin; thence North 45 degrees 11' West a distance of 54 feet to an iron pin; thence North 44 degrees 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 and the vacated alley of Block H of HOMECREST SUBDIVISION in the NW1/4 NE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.