



THIS SPACE RESERVED FOR

2022-000101
Klamath County, Oregon
01/04/2022 11:26:01 AM
Fee: \$92.00

After recording return to:

Micki Jo Dwelley
2126 Lakeshore Dr.
Klamath Falls, OR 97601

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

Micki Jo Dwelley
2126 Lakeshore Dr.
Klamath Falls, OR 97601

File No. 512419AM

STATUTORY WARRANTY DEED

Claudia J. Kelley Surviving Trustee of the Kelley Revocable Trust, dated October 13, 2006,

Grantor(s), hereby convey and warrant to

Micki Jo Dwelley,

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 \$365,000.00.

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:

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 December, 2021.

The Kelley Revocable Trust

By: Claudia J. Kelley
Claudia Kelley, Trustee

State of Texas } ss.
County of Harris }

On this 21 day of December, 2021, before me, Gustavus F. Patton, a Notary Public in and for said state, personally appeared Claudia J. Kelley known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Claudia J. Kelley Surviving Trustee of the Kelley Revocable Trust, dated October 13, 2006, 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.

Gustavus F. Patton
Notary Public for the State of Texas
Residing at: Harris
Commission Expires: 1-22-2025

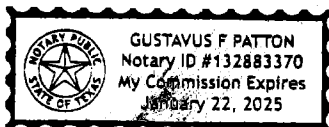


EXHIBIT "A"

PARCEL 1:

Beginning at the most Westerly corner of a parcel of land conveyed by Kincaid to Lillard as described in a deed recorded in Klamath County Deed Records, Volume 114, page 586, which point of beginning, is on the Northerly right of way line of Lakeshore Drive and is South 75 degrees 29' East a distance of 118.42 feet from the most Northerly corner of Lot 26 in Ouse Kila Homesites, thence South 45 degrees 03' East a distance of 36.78 feet; thence Southeasterly along the arc of a curve which designates the Northerly right of way line of said Lakeshore Drive, whose radius is 380.9 feet in length, a distance of 163.22 feet; thence North 25 degrees 0' East a distance of 200 feet, more or less, to the shore line of Upper Klamath Lake; thence Westerly along said shore line a distance of 150 feet, more or less, to the point which is North 48 degrees 43' East from the point of beginning; thence South 48 degrees 43' West a distance of 136 feet, more or less, to the point of beginning, being a parcel of land in the NE1/4 NE1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

PARCEL 2:

Beginning at a point on the East right of way line of Secondary Highway No. 421 which lies North 89 degrees 59' East (this bearing is South 89 degrees 57' East in Lakewood Heights) a distance of 1375.08 feet and South 44 degrees 08' East along the East right of way line of the Highway a distance of 78.29 feet from the iron pin which marks the quarter section corner common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, (note this point of beginning marks the most Westerly corner of the tract described on page 531, Volume 164, Deed Records of Klamath County, Oregon) and running thence north 48 degrees 43' East along the Northwesterly line of the above noted tract a distance of 138.5 feet to a point on the shore-line of Upper Klamath Lake; thence North 66 degrees 17' West along the shore-line of Upper Klamath Lake a distance of 12.76 feet to an iron pin; thence South 43 degrees 45' West a distance of 133.6 feet, more or less, to the point of beginning, said parcel being in Section 23, Township 38 South, Range 8 East of the Willamette Meridian and Section 26, Township 38 South, Range 8 East of the Willamette Meridian.