

Returned at Counter

After recording, return to : Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Sukraw Properties, LLC 1881 Lower Klamath Lake Road Klamath Falls, OR 97603

Grantor:
Ethel J. Rust
#3 Cloverdale Circle
Fayetteville, TN 37334

Grantee:
Sukraw Properties, LLC
1881 Lower Klamath Lake Road
Klamath Falls, OR 97603

2021-017513
Klamath County, Oregon



00291309202100175130010011
11/23/2021 09:23:14 AM Fee: \$82.00

2022-001110
Klamath County, Oregon



01/27/2022 02:42:12 PM Fee: \$87.00

Rerecorded at the request of Michael P. Rudd to correct legal description previously recorded in 2021-017513.*

-STATUTORY WARRANTY DEED-

Ethel J. Rust, Grantor, conveys to Sukraw Properties, LLC, an Oregon limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein, to-wit:

All the following described real property situate in Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

The S ½ SW ¼ NE ¼;

The NW ¼ SE ¼ EXCEPTING THEREFROM the following described tract of land: A portion of the NW ¼ SE ¼ of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the point of intersection of the West line of said NW ¼ SE ¼ and the North line of Del Fatti County Road; thence North along the West line of said NW ¼ SE ¼ 348.4 feet to a point; thence East at right angles to the West line of said NW ¼ SE ¼ 125.0 feet to a point; thence south parallel to the West line of said NW ¼ SE ¼ 348.4 feet to a point on the North line of said road; thence West along the North line of said road to the point of beginning.

*See attached Exhibit A.

The true and actual consideration for this transfer is \$0.00.

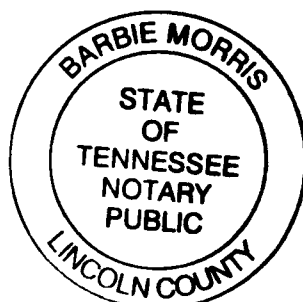
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 15th day of Nov 2021.

Ethel J. Rust, Grantor

STATE OF TENNESSEE)
) ss.
County of Lincoln)

Personally appeared before me this 15th day of November, 2021, the above-named Ethel J. Rust, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Tennessee
My Commission expires: 3/15/2025

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All the following described real property situate in Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: The S1/2 of the SW1/4 of the NE1/4 of the NW1/4 of the SE1/4

EXCEPTING THEREFROM the following described tract of land:

A portion of the NW1/4 of the SE1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the point of intersection of the West line of said NW1/4 of the SE1/4 and the North line of Del Fatti County Road; thence North along the West line of said NW1/4 of the SE1/4 348.4 feet to a point; thence East at right angles to the West line of said NW1/4 of the SE1/4 125.0 feet to a point; thence South parallel to the West line of said NW1/4 of the SE1/4 348.4 feet to a point on the North line of said road; thence West along the North line of said road to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion conveyed to the United States of America by Deed recorded February 19, 1916 in Volume 45 page 393, Klamath County Deed Records.

PARCEL 2:

A portion of the NW1/4 of the SE1/4 of Section 29, 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 the point of intersection of the West line of said NW1/4 of the SE1/4 and the North line of Del Fatti County Road; thence North along the West line of said NW1/4 of the SE1/4 348.4 feet to a point which is the true point of beginning; thence East at right angles to the West line of said NW1/4 of the SE1/4 125.0 feet to a point; thence South parallel to the West line of said NW1/4 of the SE1/4 150 feet more or less to an existing fence; thence West along said fence to the West line of said NW1/4 of the SE1/4; thence North to the point of beginning.