

2022-001378

Klamath County, Oregon

02/02/2022 11:51:01 AM

Fee: \$92.00

After Recording Return To:

Scott Howard
Kivel & Howard LLP
1530 SW Taylor Street
Portland, Oregon 97205

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

No Change

Account No. R539625

WARRANTY DEED

Donna Mae Simmons and George P. Simmons, Grantors, conveys and warrants to Donna Mae Simmons and George P. Simmons, Trustees of the Simmons Family Trust dated Jan 14, 2022 Grantees, the real property and improvements commonly known as 3939 Tingley Lane, Klamath Falls, Oregon, Klamath County, Oregon which is more fully described in Exhibit A attached hereto.

The Property is free of encumbrances except easements, rights of way, restrictions and encumbrances of record and the lien of real property taxes and assessments not yet due and payable.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance, including the standard or printed exceptions generally included therein. The limitations contained in this paragraph expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

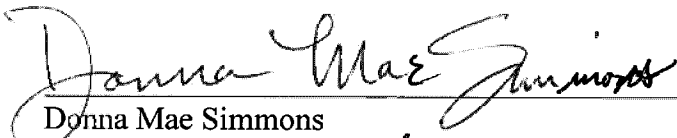

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. The actual consideration consists of other property or value given or promised which is the whole consideration.

Grantor makes this conveyance in order to transfer the Property to Grantor's revocable living trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of January, 2022.

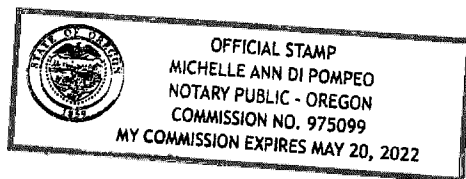
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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


Donna Mae Simmons

George P. Simmons

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 14th day of January, 2022, by Donna Mae Simmons and George P. Simmons.



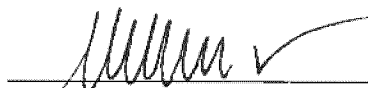

NOTARY PUBLIC FOR OREGON
My Commission Expires: May 20, 2022

EXHIBIT "A"
LEGAL DESCRIPTION

Vacated lots 1 through 20, inclusive, in vacated Block 16, and vacated Lots 1 through 6, inclusive, in vacated Block 17, in Ewauna Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; TOGETHER WITH that portion of vacated Maple Way as inured thereto

EXCEPTING THEREFROM that portion thereof conveyed to Larry L. Horstman & Charleen K. Horstman, husband and wife, by Deed recorded April 17, 1979 in Volume M79 at page 8709, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, also being a portion of Block 16 and Maple Way of EWAUNA PARK, a duly recorded subdivision, more particularly described as follows:

Beginning at a point from which the Center 1/4 (one-fourth) corner of said Section 9 bears North 25 ° 27' 19" East 390.45 feet; thence North 62 ° 41' 45" West 293 feet, more or less, to the Southerly right-of-way line of State Highway No. 420; thence Northerly and Easterly along said right-of-way line to a point that bears North 03 ° 13' 26" West from the point of beginning; thence South 03 ° 13' 26" East 313 feet, more or less, to the point of beginning, with bearings based on Recorded Survey No. 2740, as recorded in the office of the Klamath County Surveyor.

AND EXCEPTING THEREFROM that portion thereof conveyed to Sam Pool and Peggy Pool, husband and wife, by Deed recorded December 9, 1982 in Volume M82 at page 17475, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Block 16 and Birch Street, EWAUNA PARK subdivision, more particularly described as follows:

Beginning at a point on the centerline of vacated Birch Street, from which the center 1/4 corner of said Section 9 bears North 33° 17' 23" East 571.15 feet; thence South 19 ° 18' West 25.00 feet to the Southerly line of said Birch Street; thence North 70 ° 42' West 191.00 feet, along said Southerly line to the Easterly right of way line of Tingley Lane (Manzanita Way by said EWAUNA PARK); thence North 19 ° 18' East along said right of way line, 212.34 feet; thence South 27 ° 54' 47" East 69.05 feet; thence South 66° 22' 22" East 140.73 feet; thence South 19 ° 18' West 129.82 feet to the point of beginning, with bearings based on said plat of EWAUNA PARK.

(Said second excepted parcel also being known as Parcel 2 of Minor Partition No. 81-81.)

(The parcel first above described also being known as Parcel 1 of Minor Partition No. 81-81.)

Tax Account No: 3909-009C0-00100-000

Key No: 539625