

2022-001709

Klamath County, Oregon

02/09/2022 03:35:01 PM

Fee: \$102.00

**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.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Douglas L. Tripp

7635 Jacks Way

Klamath Falls, OR 97603

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

Statutory Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Dale R. Lamb, Jr.

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Douglas L. Tripp

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 675,000.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

7635 Jacks Way

Klamath Falls, OR 97603

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:  
(If applicable)

☐

FULL

☐

PARTIAL

**7) The amount of the monetary 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 AmeriTitle to add parcel of land that was \_\_\_\_\_ TO CORRECT to add parcel of land to the legal that was erroneously omitted from SWD recorded in 2021-017823.

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER 2021-017823."

ALSO a tract of land situated in the S1/2 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:



Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West along the Section line, 2162.47 feet; thence along the centerline of a road easement as described in Deed Volume M78, page 23313, Deed Records of Klamath County, Oregon, South 89° 51' 42" East 599.83 feet, North 00° 02' 42" West 439.32 feet and South 89° 59' 04" East 132.38 feet; thence South 78° 33' 22" East 185.01 feet to a point on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M79, page 7271, Deed Records of Klamath County, Oregon; (The Northwest corner of Section 18 bears North 27° 23' 11" West 1983.66 feet) thence North 34° 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36° 48' 59") 44.98 feet to the Northwesterly corner of that tract of land described in Deed Volume M66, page 1501, Deed Records of Klamath County, Oregon and being the true point of beginning of this description; thence North 71° 02' 48" East 188.77 feet; thence North 18° 57' 12" West 30.00 feet; thence South 88° 56' 17" East 356.31 feet to a point on the boundary of Parcel B of Minor Land Partition No. 80-96; thence along the boundary of said land partition, along the arc of a curve to the left (radius point bears North 85° 29' 00" West 400.00 feet and central angle equals 07° 48' 26") 54.50 feet, North 03° 17' 26" West 155.80 feet and North 89° 59' 04" West 516.69 feet; thence South 293.22 feet to the true point of beginning.



2021-017823

Klamath County, Oregon

12/01/2021 10:29:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Douglas L. Tripp

7635 Jacks Way

Klamath Falls, OR 97603

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

Douglas L. Tripp

7635 Jacks Way

Klamath Falls, OR 97603

File No. 502058AM

### STATUTORY WARRANTY DEED

**Dale R. Lamb Jr.,**

Grantor(s), hereby convey and warrant to

**Douglas L. Tripp,**

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:

**Please see attached Exhibit "A"**

The true and actual consideration for this conveyance is \$675,000.00.

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:

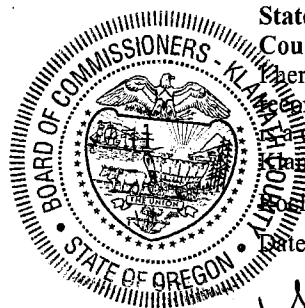
State of Oregon

County of Klamath

Whereby certify that instrument #2021-017823, recorded on 12/1/2021, consisting of 3 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Shelley Long, Klamath County Clerk

Date: February 7th, 2022



*Samantha Gardner*

Samantha Gardner

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 19 day of November, 2021

Dale R. Lamb Jr.  
Dale R. Lamb Jr.

State of Oregon } ss  
County of Clatsop }

On this 19 day of November, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Dale R. Lamb Jr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

MCOOK  
Notary Public for the State of Oregon  
Residing at: Seaside  
Commission Expires: 3/15/22

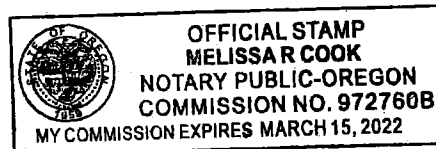


EXHIBIT "A"

A tract of land situated in the SW1/4 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway) said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as set and show be record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line along said fence line 1001.20 feet; thence South 293.25 feet to a 1/2 inch iron pin marking the true point of beginning of this description; thence North 70° 49' 32" East 102.63 feet to a 1/2 inch iron pin on the arc of a 50 foot radius curve, radius point of said curve located North 70° 49' 32" East 50 feet; thence Southeasterly along the arc of said curve (delta is 102 degrees 21' 44") 90.25 feet to a 1/2 inch iron pin; thence South 31° 36' 12" East 104.55 feet to a 1/2 inch iron pin; thence South 65° 48' 00" West 110.00 feet to a 1/2 inch iron pin; thence North 78° 10' 54" West 102.78 feet to a 1/2 inch iron pin; thence North 43° 08' 10" West 35.00 feet to a 1/2 inch iron pin; thence North 00° 12' 20" West 80.00 feet to the true point of beginning of this description.

ALSO A tract of land situated in the S1/2 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 18; thence South 00° 01' 10" West along the Section line, 2162.47 feet; thence along the centerline of a road easement as described in Deed Volume M78, page 2313, Deed Records of Klamath County, Oregon, South 89° 51' 42" East 599.83 feet, North 00° 02' 42" West 439.32 feet and South 89° 59' 04" East 132.38 feet; thence South 78° 33' 22" East 185.01 feet to the true point of beginning of this description and being on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M79, page 7271, Deed Records of Klamath County, Oregon; thence North 34° 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36° 48' 59") 44.98 feet to the Northwesterly corner of that tract of land described in Deed Volume M66, page 1501, Deed Records of Klamath County, Oregon; thence along the Northerly line of said tract of land, North 71° 02' 48" East 102.63 feet; thence continuing North 71° 02' 48" East 86.14 feet; thence North 18° 57' 12" West 30.00 feet; thence South 88° 56' 17" East 356.31 feet; thence on the arc of a curve to the right (radius point bears N 85° 29' 00" West 400.00 feet and central angle equals 61° 30' 16") 429.38 feet; thence South 66° 01' 16" West 144.49 feet; thence on the arc of a curve to the right (radius equals 205.06 feet and central angle equals 71° 03' 30") 254.32 feet; thence North 42° 55' 14" West 81.00 feet; thence on the arc of a curve to the left (radius equals 220.00 feet and central angle equals 06° 41' 57") 25.72 feet; thence North 40° 22' 49" East 60.00 feet to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to Jack Rookstool and Sonja Rookstool in Warranty Deed recorded March 23, 1984 in Book M84, page 4742, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress more fully described as follows:

A 30 foot wide easement, situated in the S1/2 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 18; thence South 00° 01' 10" West, along the Section line, 2162.47 feet; thence along the centerline of a road easement as described in Deed Volume M78, page 2313, Deed Records of Klamath County, Oregon, South 89° 51' 42" East 599.83 feet, North 00° 02' 42" West 439.32 feet and South 89° 59' 04" East 132.38 feet; thence South 78° 33' 22" East 185.01 feet to the true point of beginning of this description and being on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M79, page 7271, Deed Records of Klamath County, Oregon; thence North 34° 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36° 48' 59") 44.98 feet to the Northwesterly corner of that tract of land described in Deed Volume M66, page 1501, Deed Records of Klamath County, Oregon; thence along the Northerly line of said tract of land, North 71° 02' 48" East 102.63 feet; thence continuing North 71° 02' 48" East 86.14 feet; thence North 18° 57' 12" West 30.00 feet; thence South 71° 02' 48" West 188.77 feet; thence on the arc of a curve to the left (radius equals 100.00 feet and central angle equals 36° 48' 59") 64.25 feet; thence South 34° 13' 49" West 135 feet, more or less, to the Northerly line of that said easement described in Deed Volume M79, page 7271, Microfilm Records of Klamath County, Oregon; thence Southeasterly along said easement, 30 feet to the point of beginning.