

Returned at Counter

2022-001871
Klamath County, Oregon



00295439202200018710020021

02/14/2022 09:17:52 AM

Fee: \$87.00

Russell T. Shearer and Ruth I. Shearer

Grantors

Russell T. Shearer and Ruth I. Shearer, Trustees
5239 Barry Avenue
Klamath Falls, OR 97603

Grantees

After recording return to:
Grantees

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Russell T. Shearer and Ruth I. Shearer, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Russell T. Shearer and Ruth I. Shearer, Trustees of the RR SHEARER LIVING TRUST hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said granteeS and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this FEBRUARY 3, 2022.

Russell T. Shearer by Ruth I. Shearer
Russell T. Shearer *for*

Ruth I. Shearer
Ruth I. Shearer

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Russell T. Shearer and Ruth I. Shearer and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me: *[Signature]*
Notary Public for Oregon

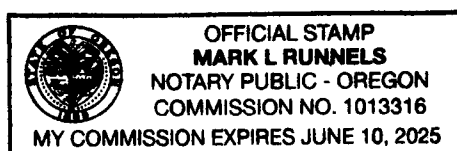


EXHIBIT "A"

Lot 5 of Lamron Homes.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Declarations of building and use restrictions, set back lines, rights, conditions and easements as shown on the plat and in the dedication of Lamron Homes and as set forth and contained in Declaration of restrictive covenants, dated July 29, 1958, recorded July 28, 1958, in book 301 at page 380, and dated June 15, 1958, recorded March 19, 1959, in Deed Volume 310 at page 638; and to easements and rights of way of record and those apparent on the land, if any.