



2022-002779
Klamath County, Oregon
03/07/2022 09:49:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Shelley R. Trumbly
411 Griffith Ln
Klamath Falls, OR 97603

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

Shelley R. Trumbly
411 Griffith Ln
Klamath Falls, OR 97603
File No. 506457AM

STATUTORY WARRANTY DEED

Gary E. Griffith and Karen Griffith, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Shelley Renee Trumbly,

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:

A tract of land situated in Government Lots 3, 4, 7 and 8 and the N1/2 S1/2 of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a monument (all monuments are 5/8 inch iron pins with Tru-Line Surveying plastic cap, unless otherwise noted) on the Northwestern right of way line of the Southern Pacific Railroad, from which the corner common to Sections 8, 9, 16 and 17 bears North 28°47'57" East 3,642.74 feet and also being the point of beginning of that Road Easement described in Volume M88, page 2525, Microfilm Records of Klamath County, Oregon; thence North 54°46'27" West, along said road easement 877.30 feet to a monument marking the end of said easement; thence North 35°13'33" East 30.00 feet to a monument; thence North 26°07'00" West, 201.55 feet to a railroad spike driven into sandstone; thence North 02°51'48" West, 323.68 feet to a "U" bolt on the West side of a willow tree; thence North 02°18'49" West, 1,119.07 feet to a railroad spike driven into the root on the West side of a willow tree; thence continuing North 02°18'49" West, 25 feet, more or less, to the Mean High Water Line of Klamath River; thence Southwesterly, along said waterline, to the Northwest corner of said Lot 8; thence Southerly to the SW 1/16 corner; thence Southeasterly, towards the South 1/4 corner, to a point on the Northwestern right of way line of the Southern Pacific Railroad; thence along said right of way line to a point which bears South 34°35'38" West, 300.00 feet from the point of beginning; thence North 54°46'27" West, 198.00 feet; thence North 34°35'38" East, 270.00 feet; thence South 54°46'27" East, 198.00 feet to a point on said railroad right of way line; thence North 34°35'38" East, 30.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$385,000.00.

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 4 day of March 2022

Gary E. Griffith
Gary E. Griffith
Karen Griffith
Karen Griffith

State of Oregon } ss
County of Klamath }

On this 4 day of March, 2022, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Gary E. Griffith and Karen Griffith, 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.

Heather Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Nov. 21, 2025

