

2022-002829
Klamath County, Oregon



00296560202200028290020027

03/07/2022 02:30:00 PM

Fee: \$87.00

After recording, return to:
 Brandsness, Brandsness & Rudd, P.C.
 Attorneys at Law
 411 Pine Street
 Klamath Falls, OR 97601

Send tax statements to:
 Michael D. Stacey
 101040 Highway 97 North
 Chemult, OR 97731

Grantors:
 Michael D. Stacey, as Trustee
 for Angela F. Stacey, and
 Angela F. Stacey
 101040 Highway 97 North
 Chemult, OR 97731

Grantee:
 Michael D. Stacey
 101040 Highway 97 North
 Chemult, OR 97731

- WARRANTY DEED -

Michael D. Stacey, as Trustee for Angela F. Stacey, Grantor, and Angela F. Stacey, Grantor, convey and warrant to Michael D. Stacey, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

SW1/4SW1/4, Section 17, Township 28 South, Range 8 E.W.M

EXCEPTING THEREFROM all of the hereinabove described property lying easterly of the U.S. Highway 97, also known as the Dalles-California Highway.

ALSO EXCEPTING THEREFROM Parcel 1 of Minor Partition No. 17-86, filed for record on March 14, 1990, more particularly described as follows:

A parcel of land situated in the Southwest One Quarter of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the South line of Section 17, said point being 596.21 feet South 89° 49'03" East of the Southwest corner of said Section and running North 17°15'26" East 495.23 feet; thence North 83°47'10" East 214.95 feet to the Westerly right-of-way line of Highway No. 97; thence along said right-of-way line, South 17°15'26" West 520.28 feet to the South line of Section 17; thence along the Section line North 89°49'03" West 206.26 feet to the Point of Beginning

ALSO EXCEPTING THEREFROM reservations and restrictions of records, right of way, and easements of record and those apparent on the land, contract and/or liens for irrigation and/or drainage. Conveyance includes all mining and mineral rights.

SUBJECT TO AND EXCEPTING: All encumbrances of record and those

apparent upon the land.

The true and actual consideration for this transfer is to clear title.

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.

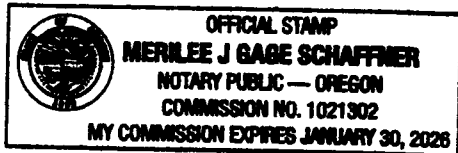
Dated this 19th day of Feb, 2022.

Michael D. Stacey
Michael D. Stacey, as Trustee
for Angela F. Stacey

Angela F. Stacey
Angela F. Stacey

STATE OF OREGON)
) ss.
County of Klamath)

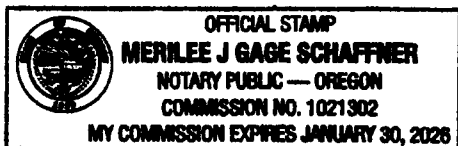
Personally appeared before me this 19 day of Feb, 2022, the above-named Michael D. Stacey, as Trustee for Angela F. Stacey, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Merilee J Gage Schaffner
Notary Public for Oregon
My Commission expires: Jan 30, 26

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 19 day of Feb, 2022, the above-named Angela F. Stacey, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Merilee J Gage Schaffner
Notary Public for Oregon
My Commission expires: Jan 30, 26