2022-003290 Klamath County, Oregon



03/17/2022 10:35:58 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Hanawalt Ferguson, Attorneys at Law P.O. Box 1153 Florence, Oregon 97439

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING:

LAURIE DEE GREEN, Trustee 1128 Winsome Circle Florence, Oregon 97439

Map & Tax Lot No.: R3606-010DB-00300-0000

Tax Account No.: 315572

GRANTOR: LAURIE DEE GREEN

GRANTEE: LAURIE DEE GREEN, Trustee of the LAURIE DEE GREEN TRUST,

Dated March 14, 2022

WARRANTY DEED

LAURIE DEE GREEN, Grantor, conveys and warrants to LAURIE DEE GREEN, Trustee of the LAURIE DEE GREEN TRUST, U/T/A dated March 14, 2022, Grantee, the real property more particularly described on Exhibit A, attached hereto.

SUBJECT TO covenants, conditions and restrictions of record.

The true consideration for this conveyance is None.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.30, 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: March 14, 2022

LAURIE DEE GREEN, Grantor

STATE OF OREGON) ss:
County of Lane)

On March 14, 2022, before me, Laurel L. Ferguson, a Notary Public in and for the County of Lane, State of Oregon, personally appeared **Laurie Dee Green**, known to me to be the person named in, and whose name is subscribed on, the foregoing WARRANTY DEED, and acknowledged that he/she executed the same as his/her free act and deed.

OFFICIAL STAMP
LAUREL LOUISE FERGUSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 1021677
MY COMMISSION EXPIRES FEBRUARY 07, 2026

My commission expires: February 7, 2026

Exhibit A

Undeveloped real property located at in Klamath County, Oregon, and more particularly described as follows:

Beginning at a point which lies East along the East-West center section line a distance of 150 feet from the center of Section 10 Twp. 36 S., R. 6 E.W.M.; thence South parallel to the North- South center line of said section a distance of 275 feet to the true point of beginning of this description; thence East parallel to said East-West center line a distance of 180 feet to a point; thence South parallel to said North-South center line a distance of 150 feet to a point; thence Northwest in a straight line to a point which is South along a line parallel to said North-South center line a distance of 80 feet from the true point of beginning; thence North parallel to said North-South center line a distance of 80 feet to the point of beginning.

Together with an easement over the 50 foot roadway immediately West of and adjacent to said property to be used with other property owners abutting on said roadway.