

**2022-003290**

**Klamath County, Oregon**



00297075202200032900030034

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



## **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.