

2022-003476

Klamath County, Oregon



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03/22/2022 09:56:34 AM

Fee: \$92.00

WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT GAIL A. VAN DYCK, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by GAIL A. VAN DYCK Trustee of THE GAIL A. VAN DYCK REVOCABLE TRUST dated February 16, 2022, and any amendments or restatements thereto, (Jeffrey Geist is designated First Successor Trustee and Katherine Geist is designated Second Successor Trustee), hereinafter called "Grantee", conveys and warrants unto the said Grantee and Grantee's heirs, successors and assigns, her one-half interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with 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 as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

AFTER RECORDING RETURN TO:

Grantland & Abel
3235 Hillcrest Park Drive #106
Medford, OR 97504

SEND TAX STATEMENTS TO:

Gail A. Van Dyck
1055 N. Fifth #134
Jacksonville OR 97530

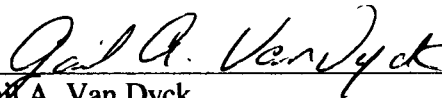
-1- **WARRANTY DEED**

Law Offices of
GRANTLAND & ABEL
3235 Hillcrest Park Dr. #106
Medford, OR 97504

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 ORS 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.

In construing this Deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor executed this instrument this 16th day of February, 2022.


Gail A. Van Dyck

STATE OF OREGON)

County of Jackson) ss.
)

Personally appeared before me this 16th day of February, 2022, the above named GAIL A. VAN DYCK and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for Oregon
My Commission Expires 12/26/2022



EXHIBIT "A"

Lot 9, Block U, Lake of the Woods Homesites, in the State of Oregon, County of Klamath.

All buildings situated upon the above described lot, special use permit for said lot from USDA Forest Service and all major furniture and appliances.

Together with all rights in water agreement and rights in dock and docking privileges on lake.