

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantors:

Paul P. Lewis and Kathryn M. Lewis
12661 E. Langell Valley Road
Bonanza, OR 97624

Mail tax statements to Grantees:

Paul P. Lewis and Kathryn M. Lewis
12661 E. Langell Valley Road
Bonanza, OR 97624

2022-003709

Klamath County, Oregon



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03/28/2022 01:26:21 PM

Fee: \$87.00

WARRANTY DEED

Paul P. Lewis and Kathryn M. Lewis, hereinafter called Grantors, do hereby grant, convey, and warrant to Paul P. Lewis and Kathryn M. Lewis, Trustees of the Paul and Kathryn Lewis Living Trust dated March 21, 2022, hereinafter called Grantees, and unto Grantees' heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Legal description is attached hereto as Exhibit A, and incorporated herein by reference.

This property is free from encumbrances except covenants, easements, and restrictions of record.


To Have and to Hold the same unto said Grantees and Grantees' heirs, successors, and assigns forever. This is a transfer to a living trust, and there is no consideration for the transfer.

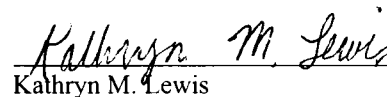
Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of Grantors to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

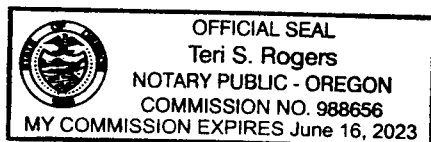
In Witness Whereof, Grantors have executed this instrument March 21, 2022.


Paul P. Lewis


Kathryn M. Lewis

STATE OF OREGON, County of Benton)ss.

This Warranty Deed is signed and acknowledged before me March 21, 2022, by Paul P. Lewis and Kathryn M. Lewis, Grantors.




Notary Public for Oregon

Exhibit A

PARCEL 1:

In Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 8: NE 1/4 NW 1/4; NW 1/4 NE 1/4; E 1/2 NE 1/4; SE 1/4 NW 1/4 and the SW 1/4 NE 1/4

Section 9: N 1/2; SE 1/4; E 1/2 SW 1/4 and the N 1/2 NW 1/4 SW 1/4

Section 16: NE 1/4

PARCEL 2:

The NE 1/4 SW 1/4 and the NW 1/4 SE 1/4 of Section 8, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying South of the following described line:

Beginning at a 5/8 inch iron pin with a Tru-Line Surveying plastic cap, in an existing fence line, from which the South 1/4 corner of said Section 8 bears South 36°01'05" West 1,613.43 feet; thence North 49°53'34" West 1,149.62 feet to a 5/8 inch pin with a Tru-Line Surveying plastic cap; thence along a line which is 20 feet Southerly of the center line of an existing road the following courses and distances, South 69°27'36" West 503.72 feet, along the arc of a curve to the left (radius equals 1,480.00 feet, central angle equals 14°13'55" and the tangent equals 184.76 feet) 367.62 feet, South 55°13'41" West 168.98 feet, along the arc of a curve to the right (radius equals 420.00 feet, central angle equals 28°27'30" and the tangent equals 106.50 feet) 208.61 feet, South 83°41'11" West 102.11 feet, along the arc of a curve to the left (radius equals 180.00 feet; central angle equals 39°33'51" and the tangent equals 64.74 feet) 124.29 feet and South 44°07'20" West 70 feet, more or less, to a point on the West line of said NE 1/4 SW 1/4, with the bearings based on a time method solar observation.

PARCEL 3:

That portion of the NE 1/4 SE 1/4 Section 8; SW 1/4 of Section 9 and the NW 1/4 of Section 16, all in Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the following described common boundary line:

Beginning at the quarter corner common to Sections 8 and 9, Township 40 South, Range 14 East, Willamette Meridian, Klamath County, Oregon, as marked by a Klamath County Surveyor brass capped monument; thence along the following-described line with the angle points being marked by a 5/8 inch iron pin with a Tru-Line Surveying plastic cap, South 89°50'43" West 214.22 feet, South 00°09'17" East 466.83 feet, North 89°50'43" East 214.22 feet, South 00°09'17" East 154.57 feet, South 62°01'52" East 1,173.37 feet, South 27°19'17" East 624.58 feet and South 00°09'17" East 909.83 feet; thence South 26°43'11" East 3,028 feet, more or less, to a point on the East-West center section line of Section 16, Township 40 South, Range 14 East of the Willamette Meridian, with bearings based on a time method solar observation.