

2022-003743

Klamath County, Oregon

03/28/2022 03:40:01 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Susan B. Bock
STOEL RIVES LLP
760 SW Ninth Avenue, Suite 3000
Portland, OR 97205

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Laura Furgurson, Trustee
PO Box 1756
Waldport, OR 97394

APN: R-2407-018D0-03900-000

ALT APN: R147656

STATUTORY WARRANTY DEED

LAURA E. FURGURSON ("Grantor"), conveys and warrants to **LAURA FURGURSON, TRUSTEE OF THE LAURA FURGURSON TRUST DATED March 28, 2022 ("Grantee")**, the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit A.

Subject to: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, and including any real property taxes due, but not yet payable.

Other property or value was either part or the whole consideration for this conveyance.

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: March 28, 2022.



Laura E. Furgurson

STATE OF OREGON

ss.

County of Multnomah

The foregoing instrument is acknowledged before me this 28th day of March, 2022, by
Laura E. Furgurson.

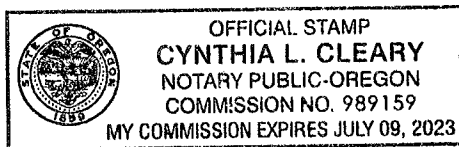

Notary Public - Oregon

EXHIBIT A
(Legal Description)

A tract of land situated in NW1/4 of SE1/4 and the NE1/4 of SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is South 01°00'51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE1/4 and the SE1/4 of said Section 18; thence South 1080.0 feet along the so called "false 1/16th line" which lies within the NE1/4 and is East of the common 1/16 line between the NW1/4 and NE1/4 of said SE1/4 of said Section 18 to the point of beginning; thence West 272.10 feet to a point; thence continuing West 64 feet, more or less, to the flow line of Crescent Creek; thence Northerly 120 feet, more or less, along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet, more or less, North of the South line of said tract; thence East 45 feet, more or less, to a point; thence continuing East 285.40 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

TOGETHER WITH a perpetual easement for roadway and utility purposes to and from said tract along the Northerly 25 feet of SE1/4 of NE1/4 of said Section 18, West of the Willamette Highway; also the Westerly 25 feet along the line in the SE1/4 of NE1/4 of said Section 18 which bears North 00°18'41" East from a point located South 01°00'51" West 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the NE1/4 and SE1/4 of said Section 18; also the Westerly 25 feet along the said "false 1/16th line" within the NE1/4 of SE1/4 of said Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.