

Dennis W. Clark AKA Dennis Wayne Clark

Grantor

Dennis W. Clark AKA Dennis Wayne Clark, Trustee
address Street
Klamath Falls, OR 97601

Grantee

After recording return to:
Grantee

Until a change is
requested, all tax statements
shall be sent to the following address: Same as Grantee

2022-004473

Klamath County, Oregon



00298376202200044730020022

04/08/2022 08:59:18 AM

Fee: \$87.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Dennis W. Clark AKA Dennis Wayne Clark, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dennis W. Clark AKA Dennis Wayne Clark, Trustee of the DENNIS WAYNE CLARK LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

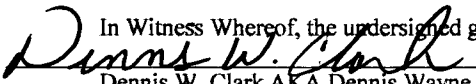
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

To Have and to Hold the same unto the 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

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.

In Witness Whereof, the undersigned grantor, has executed this instrument this March 31, 2022.


Dennis W. Clark AKA Dennis Wayne Clark

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Dennis W. Clark AKA Dennis Wayne Clark and acknowledge the foregoing instrument to be his her their voluntary act and deed.

(S E A L)

Before me: 
Notary Public for Oregon

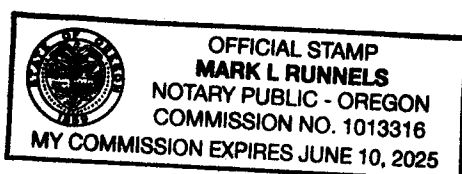


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

BEGINNING AT AN IRON PIN ON THE EAST LINE OF LOT 1, WHICH LIES SOUTH ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 118.2 FEET FROM THE IRON PIN WHICH MARKS THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF RE-SUBDIVISION OF BLOCKS 2B AND 3 OF HOMEDALE IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH OREGON, AND RUNNING THENCE WEST AT RIGHT ANGLE A DISTANCE OF 76.3 FEET TO AN IRON PIN; THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 1 A DISTANCE OF 256.3 FEET TO AN IRON PIN WHICH LIES ON THE NORTHERLY RIGHT OF WAY LINE OF LELAND DRIVE; THENCE FOLLOWING THE NORTHERLY RIGHT OF WAY OF LELAND DRIVE, SOUTHEASTERLY A DISTANCE OF 96 FEET TO AN IRON PIN; THENCE NORTH ALONG THE EAST LINE OF LOTS 2 AND 1, BLOCK 1 OF RE-SUBDIVISION OF BLOCKS 2B AND 3 OF HOMEDALE A DISTANCE OF 314.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TRACT BEING PORTIONS OF LOTS 1 AND 2 AND THE IRRIGATION DITCH RIGHT OF WAY AS SHOWN ON THE PLAT OF RE-SUBDIVISION OF BLOCKS 2B AND 3 OF HOMEDALE IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

AMENDED BY AGREEMENT ESTABLISHING BOUNDARY, DATED APRIL 20, 1984, RECORDED APRIL 27, 1984 IN VOLUME M84, PAGE 7059, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2 AND 3 IN BLOCK 1 AS SHOWN ON THE MAP ENTITLED "SUBDIVISION OF BLOCKS 2B AND 3 OF HOMEDALE" SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN MARKING THE WESTERN LINE OF MADISON STREET AND THE EASTERN LINE OF LOT 1, BLOCK 1 OF SAID SUBDIVISION OF BLOCKS 2B AND 3 OF HOMEDALE, WHICH LIES SOUTH $0^{\circ} 03' 41''$ WEST OF AN IRON PIPE WHICH MARKS THE NORTHEASTERN CORNER OF SAID LOT 1, BLOCK 1, A DISTANCE OF 118.41 FEET; THENCE NORTH $84^{\circ} 34'$ WEST ALONG AN EXISTING FENCE A DISTANCE OF 72.66 FEET TO AN IRON PIN; THENCE SOUTH $1^{\circ} 54' 55''$ WEST A DISTANCE OF 52.62 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE, CONTINUING SOUTH $1^{\circ} 54' 45''$ WEST ALONG AN EXISTING FENCE A DISTANCE OF 85.12 FEET TO A IRON PIN; THENCE SOUTH $0^{\circ} 03' 48''$ WEST ALONG AN EXISTING FENCE A DISTANCE OF 117.55 FEET TO AN IRON PIN ON THE NORTHERN LINE OF LELAND DRIVE; THENCE, ALONG SAID NORTHERN LINE OF LELAND DRIVE, NORTH $52^{\circ} 38'$ WEST A DISTANCE OF 68.62 FEET TO A POINT; THENCE NORTH $36^{\circ} 36'$ WEST A DISTANCE OF 51.53 FEET TO A POINT; THENCE NORTH $74^{\circ} 55' 18''$ WEST A DISTANCE OF 26.66 FEET TO AN IRON PIPE; THENCE, LEAVING SAID NORTHERN LINE OF LELAND DRIVE, NORTH $8^{\circ} 16' 52''$ EAST A DISTANCE OF 128.14 FEET TO AN IRON PIN; THENCE SOUTH $81^{\circ} 35' 53''$ EAST A DISTANCE OF 96.57 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, WITH BEARINGS AND DISTANCES BASED ON MINOR PARTITION 82.83, FILED IN THE KLAMATH COUNTY ENGINEER'S OFFICE.

Tax Parcel Number: R548170