

2022-005041

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

DANNY TROY WALTON
2730 Watson Street
Klamath Falls, Oregon 97603



00299027202200050410030034

04/20/2022 01:17:32 PM

Fee: \$92.00

GRANTEE NAME AND ADDRESS:

DANNY WALTON Trustee of the
DANNY WALTON TRUST uad 4-20-2022
2730 Watson Street
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:
Grantee

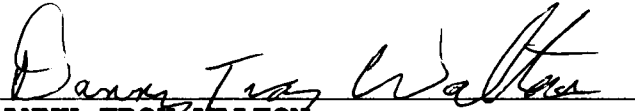
WARRANTY DEED - STATUTORY FORM

DANNY TROY WALTON, Grantor, conveys and warrants to DANNY WALTON, Trustee of the DANNY WALTON TRUST uad 4-20-2022, Grantee, that certain real property located in the county of Klamath, State of Oregon, and legally described on a two page document attached hereto and labeled as Exhibit 'A'

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

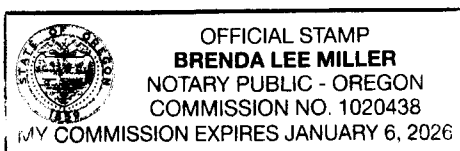
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 20th day of April, 2022.


DANNY TROY WALTON

STATE OF OREGON, County of Klamath) ss:

Personally appeared DANNY TROY WALTON, before me on the 20th day of April, 2022, and acknowledged the foregoing instrument to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-26-26

EXHIBIT 'A'

PARCEL 1:

The S1/2 NE1/4 and SE1/4 in Section 11, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and the N1/2 NE1/4 and E1/2 NW1/4 Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM all that portion conveyed to Robert E. Strahorn by Deed recorded August 22, 1919 in Volume 47 page 612, Klamath County Deed Records.

ALSO EXCEPTING THEREFROM all that portion conveyed to the Oregon, California and Eastern Railway Company by Deed recorded December 6, 1927 in Volume 76 page 186, Klamath County Deed Records.

PARCEL 2:

The S1/2 NE1/4 and the N1/2 SE1/4, Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM all that portion conveyed to the Oregon, California and Eastern Railway Company by Deed recorded August 11, 1919 in Volume 51 page 461, Klamath County Deed Records.

PARCEL 3:

The S1/2 SW1/4 and the SW1/4 SE1/4, Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 4:

The North 544 feet of the NW1/4 NE1/4, Section 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 5:

The N1/2 of the NW1/4 of Section 23, all in the Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM all that portion conveyed to the Oregon, California and Eastern Railway Company by Deed recorded July 12, 1919 in Volume 51 page 419, Klamath County, Deed Records.

FURTHER EXCEPTING THEREFROM in Section 14 and 23 Township 38 South, Range 11 1/2 East all those portions lying within the Oregon, California and Eastern Railway.

The above 5 Parcels are also delineated as:

Parcel 1 Minor Land Partition No. 62-84, situated in Sections 11, 14 and 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

The N1/2 of the SW1/4 of Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPT any portion lying within the Oregon, California and Eastern Railway.