

Grantor's Name and Address  
LINDA L. SPICHER  
27010 DUGOUT LANE  
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address  
LINDA L. SPICHER, TRUSTEE  
LINDA L. SPICHER LIVING TRUST  
DATED MAY 12, 2022  
27010 DUGOUT LANE

KLAMATH FALLS, OREGON 97601  
After recording, return to:

THE ESTATE PLANNING GROUP  
711 BENNETT AVENUE  
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

LINDA L. SPICHER  
27010 DUGOUT LANE  
KLAMATH FALLS, OREGON 97601



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05/20/2022 11:22:45 AM

Fee: \$92.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LINDA L. SPICHER who acquired title as LINDA LEE SPICHER, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LINDA L. SPICHER, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE LINDA L. SPICHER LIVING TRUST DATED MAY 12, 2022, AND ANY AMENDMENTS THERETO, hereinafter called grantee, does hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Situs address: 27010 Dugout Lane, Klamath Falls, OR

Account #: 309482 & 309400

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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: NONE, and that grantor will warrant and forever defend the 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 12th day of May, 2022, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

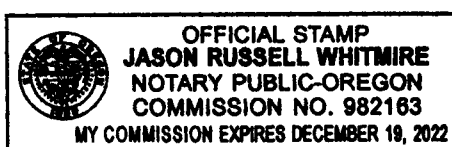
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

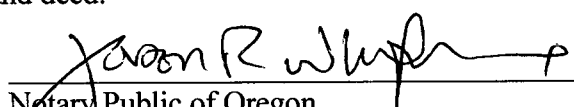
  
LINDA L. SPICHER

State of Oregon

County of Jackson

Before me this 12th day of May, 2022, personally appeared LINDA L. SPICHER, and acknowledged the foregoing instrument to be her voluntary act and deed.



  
Notary Public of Oregon  
My Commission expires: 12/19/2022

## EXHIBIT "A"

All the following described real property situated in Klamath County, Oregon:

A tract of land situated in the Northeast quarter of Section 3 Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

### PARCEL 1:

Beginning at the Southeast corner of the tract of land deeded to Thomas Bownass et ux., by deed recorded in Volume 341, page 414 of Klamath County, Oregon, Deed Records, which said corner is located on the North bank of Harriman Creek; thence North 39° 24' 30" West along the East line of said Bownass Tract a distance of 100.2 feet to the Northeast corner of said tract, which said corner is located on the center line of a private 20 foot wide roadway; thence, running on the center line of said roadway North 47° 20' East 37.5 feet; thence South 60° 55' East a distance of 115.9 feet, more or less, to the North bank of Harriman Creek; thence Southwesterly on said North bank of Harriman Creek to the point of beginning.

### PARCEL 2:

Beginning at the Southeast corner of the tract of land deeded to Thomas Bownass et ux, by deed recorded in Volume 341, page 414 of Klamath County, Oregon, Deed Records, which said corner is located on the North Bank of Harriman Creek; thence North 39° 24' 30" West along the East line of said Bownass tract a distance of 100.2 feet to the Northeast corner of said tract, which said corner is located on the center line of a private 20 foot wide roadway; thence, running on the center line of said roadway North 47° 20' East 37.5 feet to the true point of beginning. Starting at said true point of beginning, thence South 60° 55' East a distance of 115.9 feet, more or less, to the North bank of Harriman Creek; thence, Northeasterly along said North Bank of Harriman Creek to the point on said bank which is the Southeast corner of the tract of land deeded to Walter L. Clink, et ux., by deed recorded in Volume 332, page 533, of Klamath County, Oregon, Deed Records; thence North 79° 41' West along the South line of said Clink tract to the Southwest corner of said Clink tract, said corner being located on the East line of said private 20 foot wide roadway; thence continuing North 79° 41' West a distance of 10 feet, more or less, to the center line of said private 20 foot wide roadway; thence, running on the center line of said roadway South 30° 49' West a distance of 34.9 feet, more or less, to the point of beginning, said tract of land being situate in the NE ¼ of Section 3 Township 36 South, Range 6 East of the Willamette Meridian, in Klamath County, Oregon.

### PARCEL 3:

A tract of land situated in the SE ¼ NE ¼, Section 3, Township 36 S. R., 6 E. W. M. more particularly described as follows: Beginning at the most southwesterly corner of the tract of land conveyed to Charles Joseph Miller by deed recorded in Volume M66, Page 11300, Klamath County Deed Records, said point being the most northeasterly corner of the tract of land conveyed to Stephen A. Martin et ux, by deed recorded in Volume M67, Page 6595 of said Deed Records; thence S. 15° 29' E. along the East line of said Martin tract a distance of 156.9 feet, more or less, to the NW corner of the tract of land conveyed to Thomas Bownass, et ux, by deed recorded in Volume 341, Page 414, Klamath County Deed Records, said point being located on the center line of a private 20-foot wide roadway, which said roadway is more particularly described in a deed to John L. Gross, et ux, recorded in Volume M66, Page 10168, Klamath County Deed Records, which said point is also the NE corner of the tract of land conveyed to Harold A. Ricks, et ux, by deed recorded in Volume 336, Page 45, Klamath County Deed records; thence N. 67° 27' 30" E. on said road center line, which is also the North line of said Bownass tract, 38.6 feet to the NE corner of said Bownass tract, which is also the NW corner of the tract of land conveyed to Freeman Kelley, et ux, by deed recorded in Volume 355, Page 495, Klamath County Deed Records; thence continuing N. 47° 20' E. on the center line of said roadway, which is also the line of said Kelley tract, 37.5 feet, more or less, to the most northerly corner of said Kelley tract, which is also the SW corner of the tract of land conveyed to Terence L. Boyer, et ux, by deed recorded in Volume M65, Page 3936, Klamath County Deed Records; thence continuing N. 30° 49' E. on the center line of said roadway, which is also the West line of said Boyer tract, 34.9 feet, more or less, to the NW corner of said Boyer tract, which is also the point where said roadway center line intersects the southerly line of said tract of land conveyed to Charles Joseph Miller by deed recorded in Volume M66, Page 11300, Klamath County Deed Records; thence N. 56° 41' W., along said southerly line of said Miller tract 146.6 feet, more or less, to the point of beginning.

TOGETHHER WITH full right of ingress and egress to and from the West Side Highway by means of said private 20-foot wide roadway, more particularly described in said deed to John L. Gross, et ux, recorded in Volume M66, Page 10168, Klamath County Deed Records, and together with an easement for utilities five feet in width along the edge of said roadway. *gm*