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NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2022-006985

Klamath County, Oregon



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06/03/2022 11:56:08 AM

Fee: \$102.00

Daisy Anna Calmes and
Barney Douglas Calmes
14715 Keno-Worden Rd. Klamath Falls, OR 97603

Grantor's Name and Address

Barney's Homestead Estate Trust
Irrevocable Trust
14715 Keno-Worden Rd Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Barney's Homestead Estate Trust
Barney Douglas Calmes, Trustee
P.O. Box 42 Keno OR 97627

Until requested otherwise, send all tax statements to (Name and Address):

Barney's Homestead Estate Trust
Barney Douglas Calmes, Trustee
P.O. Box 42 Keno OR 97627

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

Daisy Anna Calmes and Barney Douglas Calmes

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Barney Douglas Calmes as Trustee of
The Barney's Homestead Estate Trust - Irrevocable Trust
("grantee"), all of that certain real property,
with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as
follows *legal description of property; description space continued on reverse*:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

Tract 1: (4008-16-300; 4008-17-600; 4008-17DD-100; 4008-20A-100; 4008-21B-100)

Tract 2: (4008-17BD-100)

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

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0.00☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

Returned at Counter



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTION

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 encumbrances described above.

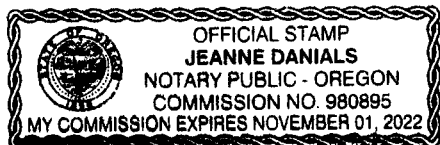
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on JUNE 3rd 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Naisy Anna Calmes
Barney Douglas Calmes
Barney Douglas Calmes, Trustee
Barney's Homestead Estate Trust

STATE OF OREGON, County of Klamath
 This record was acknowledged before me on June 3rd 2022
 by Naisy Anna Calmes
 This record was acknowledged before me on June 3rd 2022
 by Barney Douglas Calmes
 as Trustee
 of Barney's Homestead Estate Trust



Jeanne Daniels
 Notary Public for Oregon
 My commission expires November 1, 2022

EXHIBIT A
Legal Description

Tract 1: (4008-16-300; 4008-17-600; 4008-17DD-100; 4008-20A-100; 4008-21B-100

Parcel 2 of Minor Land Partition 25-90 situated in Sections 16, 17, 20 and 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being further described as follows:

Beginning at the most Southwesterly corner of that tract of land described in Deed Volume 357, Page 154. From which the Northwest corner of said Section 17, as shown by Record of Survey No. 531, is North 28°53' West 705.1 feet, North 00°06' West 365.5 feet and North 89°48'27" West 1342.8 feet; thence along the Southerly boundary of said Tract, as shown by Record of Survey No. 531 the following courses and distances;

South 84°48' East 546.0 feet,
South 69°33' East 829.5 feet,
North 32°31' East 308.2 feet,
South 58°53' East 1108.8 feet,
North 31°07' East 848.4 feet,
South 58°53' East 2707.5 feet

and South 65°59' East 390 feet to the shore line of Klamath River;
thence Southerly 1575 feet, more or less, along the Klamath River to the Northeast corner of Government Lot 3 of said Section 16, thence Southerly 1425 feet, more or less, to the Southeast corner of said Lot 3; thence West 1358 feet, more or less to the West 1/16 corner of said Sections 16 and 21; thence South 00°31'52" East along the East line of the W1/2 NW1/4 of said Section 21, 2470 feet, more or less to the Northeasterly right of way line of the Keno-Worden Highway; thence Northwesterly, along said right of way line 6910 feet, more or less, to the Southeast corner of that tract of land described in Instrument No. M68-09474; thence along the boundary lines of the Tracts of Land described in Instrument No. M68-09474 and Deed Volume 350, Page 490 the following courses and distances;

North 32°29'37" East 522.04 feet (North 32°31' East 523.04 feet by deed),
North 69°33' West 150.3 feet,
North 32°31' East 436.0 feet,
North 69°33' West 175.0 feet

and South 32°31' West 831.48 feet to said Highway right of way line; thence North 46°58'24" West along said Highway right of way line 37 feet, more or less, to the Southeasterly corner of that tract of land described in Instrument No. M74-08660; thence along the boundary lines of the tracts of land described in Instruments No. M74-08660 and M88-15792 the following courses and distances,

North 18°43'06" East 487.83 feet,
North 71°16'54" West 373.94 feet,
North 28°50'54" West 355.65 feet

And South 61°09'06" West 220.00 feet to said Highway right of way line; thence North 28°50'54" West along said Highway right of way line 200 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the NE1/4 SE1/4 of said Section 17 lying Northeasterly of the Keno-Worden Highway

ALSO EXCEPTING THEREFROM that portion sold to Frank A. Greek and Cathy E. Greek by Warranty Deed recorded October 5, 1990 in Instrument no. M90-20200 being Parcel 1 of Minor Land Partition 25-90

ALSO EXCEPTING THEREFROM a tract of land situated in the E1/2 NW1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Lake County, Oregon. More particularly described as follows: Beginning at the Northwest corner of said Section 17; thence South 00°09'31" East 1281.53 feet; thence East 1841.82 feet; thence North 28°50'54" West 115.00 feet; thence North 61°09'06" East 220.00 feet to the Northwestern corner of that tract of land described in Instrument No. M91-03604 and being the true point of beginning of this description; thence continuing North 61°09'06" East 50.00 feet; thence South 28°50'54" East parallel to the Northeasterly line of said instrument No. M91-03604, 410.34 feet to a point on the Northerly line of that tract of land described in Deed recorded in Instrument No. M74-08660; thence North 71°16'54" West along said Northerly line, 74.10 feet; thence North 28°50'54" West 355.65 feet to the true point of beginning. (For Lot Line Adjustment #2-94)

ALSO EXCEPTING THEREFROM A portion of that tract of land in the N1/2 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described in deeds recorded May 22, 1987 in Instruments No. M87-08836 and July 29, 1988 in M88-12211, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at the Northeasterly corner of that tract of land conveyed to Jack Wegner and Cheri Wegner, husband and wife, by deed recorded August 4, 1994 in Instrument No. M94-24099, Microfilm Records of Klamath County, Oregon; thence North 18°43'06" East 70.89 feet to the true point of beginning; thence North 71°16'54" West 300.20 feet to the Southeasterly corner of that tract of land conveyed to Robert Sherman and Mary Ann Sherman, husband and wife, by deed recorded March 8, 1994 in Instrument M94-07213, Microfilm Records of Klamath County, Oregon; thence North 28°50'54" West along the Easterly line of said Sherman tract 231.45 feet to a point; thence South 72°58'58" East 530.77 feet; thence South 32°29'20" West to the Northeasterly corner of said Wegner tract; thence North 18°43'06" East 70.89 feet to the true point of beginning. (For Lot Line Adjustment #26-06 and #29-06)

Tract 2: (4008-17BD-100)

A tract of land in the North half of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 17; thence South 89°48'27" East along the North boundary of said section a distance of 1342.8 feet, more or less. To the East boundary of the NW1/4 NW1/4 of said Section 17; thence South 0°06' East along said East boundary 365.5 feet to the Easterly right of way boundary of the Keno-Worden Highway, as now constructed; thence South 28°53' East along said right of way boundary a distance of 705.1 feet; thence South 84°48' East 546.0 feet, thence South 69°33' East 829.5 feet; thence South 32°31' West a distance of 30.68 feet to the true point of beginning of this description. Thence continuing South 32°31' West a distance of 436.0 feet; thence North 69°33' West, 175.0 feet; thence North 32°31' East 436.0 feet; thence South 69°33' East 175.0 feet to the true point of beginning