

2022-007427

Klamath County, Oregon

After recording return to:

Leila Jean Farley, 802 N. Imperial Way, Boise, ID 83702



00301747202200074270020029

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

Leila Jean Farley, 802 N. Imperial Way, Boise, ID 83702

06/15/2022 10:59:23 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

THIS DEED, made this 20th day of April, 2022, between **Leila Jean Farley**, as Trustee of the **ELLA ELIZABETH YADEN REVOCABLE TRUST**, dated **January 3, 2007**, Grantor, and **Leila Jean Farley**, Grantee.

WITNESSETH, that the Grantor, for and in consideration of Good and Valuable Consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Beginning at a point in the centerline of a 60' roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein bears South 89°44 1/2' West along the said roadway centerline 1485.2' to a point in the West Boundary of the said Section 11 and North 0° 13 1/2' West 1662.5' to the said Section corner and running thence North 0° 01' West 331.4' to a point in the Northerly boundary of the said N1/2 SE1/4 NW1/4 of Section 11; thence North 89° 47' East along said boundary line 65.7'; thence South 0° 01' East 331.3', more or less, to an intersection with the centerline of the above-mentioned roadway; thence South 89° 44 1/2' West along said roadway centerline 65.7' more or less, to said point of beginning.

Property Address: 4632 Denver Ave., Klamath Falls, Oregon 97603

The above-described property is free of encumbrances except all those items of record, if any, as the date of this deed and those shown below, if any.

None.

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 Version 1.2 – July 31, 2015 Page 2 of 3 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.

IN WITNESS WHEREOF, The Grantor has executed this deed on the date set forth above.

Leila Jean Farley
Leila Jean Farley, Trustee

STATE OF ^{IDAHO}~~OREGON~~)
)ss
COUNTY OF ADA)

The foregoing instrument was acknowledged before me this 20th day of April, 2022 by Leila Jean Farley, as trustee of the Ella Elizabeth Yaden Revocable Living Trust, dated January 3, 2007.

My commission expires: 04/07/2027

Kara Verby
Notary Public

