



2022-008386

Klamath County, Oregon

07/11/2022 09:09:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

R. Mark Trelease

1539 Kane Street

Klamath Falls, OR 97603

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

R. Mark Trelease

1539 Kane Street

Klamath Falls, OR 97603

File No. 550984AM

### STATUTORY WARRANTY DEED

**Lyle G. Haney and Vicki L. Haney, Trustees of the Haney Family Living Trust,**

Grantor(s), hereby convey and warrant to

**R. Mark Trelease,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning at an iron pipe marking the Southeast corner of SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the Northeast corner of "Perry's Addition to Lloyds Tracts" Subdivision; thence South 89°50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11 a distance of 201.90 feet to an iron pin on the Westerly right-of-way line of Hope Street; thence North 0°17' East along said Westerly line of Hope Street, a distance of 97.31 feet being the true point of beginning of this description; thence South 89°39'30" West to a point which lies 97.41 feet more or less on the Southerly extension of the Westerly line of a tract of land conveyed to Reginald E. Bristler and A. Marion Bristler in Deed Volume 358 at page 438; thence South along said Southerly extension of the Westerly line of said Bristler tract to the South line of the S1/2 SE1/4 NW1/4 of said Section 11; thence Easterly along said South line of the Westerly right-of-way line of Hope Street. to the point of beginning.

The true and actual consideration for this conveyance is \$40,000.00.

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

*2022-2023 Real Property Taxes, a lien not yet due and payable*

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.

Dated this 7-7 day of July 2022

The Haney Family Living Trust

By: Lyle G. Haney  
Lyle G. Haney, Trustee

By: Vicki L. Haney  
Vicki L. Haney, Trustee

State of Oregon} ss.  
County of Klamath}

On this 7 day of July, 2022, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Lyle G. Haney and Vickie Haney known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Haney Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon»  
Residing at: Klamath  
Commission Expires: 10/1/2023

