

Michael Lawrence
Returned at Counter

2022-010711

Klamath County, Oregon

MARTIN T. HILL

Grantor

MARTIN T. HILL and KELLY MARIE HILL, Trustees

P. O. Box 618

Keno, OR 97627-0618

Grantee



00305582202200107110020020

09/01/2022 01:22:30 PM

Fee: \$87.00

After recording return to:

Grantee

Until a change is

requested, all tax statements

shall be sent to the following address: Same as Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARTIN T. HILL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN T. HILL and KELLY MARIE HILL, as Co-Trustees of THE MARTIN T. HILL TRUST, U/A dated August 29, 2022, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1:

Parcel 2 of Land Partition 33-00 being a portion of Tract 8 and Tract 9 of GIENGER HOME TRACTS, situated in the SW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 other than money.

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

In Witness Whereof, the undersigned grantor, has executed this instrument this 29th day of August, 2022.


MARTIN T. HILL

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named MARTIN T. HILL and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me, 
Notary Public for Oregon

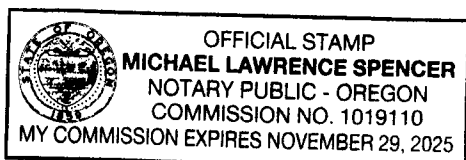


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2 in Block 33 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT those portions conveyed to Keno Water Company in Property Line Adjustment 45-98 by deed recorded January 20, 1999 in Volume M99, page 1973, Microfilm Records of Klamath County, Oregon, described as follows:

Three parcels of land which are portions of Lot 2, Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, more particularly described as follows:

Parcel 1: Beginning at the Northwest corner of Lot 3, Block 33; thence along the lot line common to Lots 2 and 3, North 67° 39' 52" East 102.90 feet; thence, leaving said lot line, North 66° 50' 55" West 1.86 feet; thence South 66° 55' 00" West 101.61 feet to the point of beginning.

Parcel 2: Beginning at a point on the lot line common to Lots 2 and 3, Block 33 from which the Northeast corner of Lot 3 bears North 34° 08' 28" West 29.78 feet; thence along the lot line South 34° 08' 28" East 8.07 feet; thence, leaving said lot line, North 7° 57' 18" West 5.09 feet; thence North 66° 50' 55" West 4.16 feet to the point of beginning.

Parcel 3: Beginning at the Southeast corner of Lot 3, Block 33; thence along the lot line common to Lots 2 and 3, North 34° 08' 28" West 29.39 feet; thence, leaving said lot line, South 89° 59' 37" East 16.50 feet; thence South 00° 00' 23" West 24.33 feet to the point of beginning.

AND TOGETHER WITH those portions of Lot 3 in said Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, conveyed in Property Line Adjustment 45-98 to Leon A. and Susan E. Buzzard by Deed recorded January 20, 1999 in Volume M99, page 1975, described as follows:

Two parcels of land which are portions of Lot 3, Block 33, FIFTH ADDITION TO KLAMATH RIVER ACRES, more particularly described as follows:

Parcel 1: Beginning at the Northeast corner of Lot 3, Block 33; thence along the Easterly line of said Lot 3 South 34° 08' 28" East 29.78 feet; thence, leaving said lot line, North 66° 50' 55" West 40.88 feet; to the Northerly line of said Lot 3; thence along said Northerly lot line North 67° 39' 52" East 22.57 feet to the point of beginning.

Parcel 2: Beginning at a point on the Easterly line of Lot 3, Block 33 from which the Southeast corner of Lot 3 bears South 34° 08' 28" East 29.39 feet; thence along said Easterly lot line North 34° 08' 28" West 50.59 feet; thence, leaving said lot line, South 7° 57' 18" East 42.27 feet; thence South 89° 59' 37" East 22.54 feet to the point of beginning.