

2022-011395

Klamath County, Oregon



00306398202200113950030030

09/21/2022 10:43:03 AM

Fee: \$92.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD, OREGON 97504

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

WARRANTY DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

RICHARD RODGERS

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

RICHARD RODGERS & JULIE V. E. RODGERS, TRUSTEES OR THEIR SUCCESSORS

IN TRUST UNDER THE RODGERS LIVING TRUST DATED JULY 19, 2022, AND

ANY AMENDMENTS THERETO.

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

5) SEND TAX STATEMENTS TO:

RICHARD & JULIE V. E. RODGERS

1208 S. OBENCHAIN RD.

EAGLE POINT, OR 97524

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$

8) If this instrument is being Re-Recorded, complete the following statement, in

accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

KLAMATH COUNTY ASSESSOR _____

TO CORRECT _____

THE LEGAL DESCRIPTION ON EXHIBIT "A"

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE

NUMBER 2022-009719."

Grantor's Name and Address

RICHARD RODGERS
1208 S. OBENCHAIN ROAD
EAGLE POINT, OREGON 97524

Grantee's Name and Address

RICHARD RODGERS AND
JULIE V. E. RODGERS, TRUSTEES
RODGERS LIVING TRUST
DATED JULY 19, 2022
1208 S. OBENCHAIN ROAD
EAGLE POINT, OREGON 97524

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

RICHARD RODGERS
JULIE V. E. RODGERS
1208 S. OBENCHAIN ROAD
EAGLE POINT, OREGON 97524

2022-009719

Klamath County, Oregon

00304429202200097190020026

08/10/2022 10:37:43 AM

Fee: \$87.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICHARD RODGERS, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto RICHARD RODGERS AND JULIE V. E. RODGERS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE RODGERS LIVING TRUST DATED JULY 19, 2022, AND ANY AMENDMENTS THERETO, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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: Algoma, Klamath County, Oregon

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 19th day of July, 2022; if the 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,

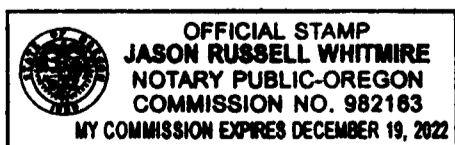
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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


RICHARD RODGERS

State of Oregon

County of Jackson

Before me this 19th day of July, 2022, personally appeared RICHARD RODGERS, and acknowledged the foregoing instrument to be his voluntary act and deed.



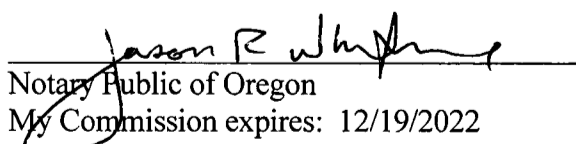

Notary Public of Oregon
My Commission expires: 12/19/2022

EXHIBIT "A"

The following described property situated in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 7: A portion of the E1/2 SE1/4 being more particularly described as follows:

Beginning at the Northwest corner of the E1/2 SE1/4, thence South along the West line of the E1/2 SE1/4 1352.7 feet to an existing fence line, said point being the true point of beginning of this description, thence East along said fence line to the East line of the E1/2 SE1/4, thence South along said East line of the E1/2 SE1/4 to the Southeast corner of the E1/2 SE1/4, thence West along the South line of the E1/2 SE1/4 to the Southwest corner of the E1/2 SE1/4, thence North along the West line of the E1/2 SE1/4 to the point of beginning.

Section 8: The SW1/4 SW1/4 EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northwest corner of the SW1/4 SW1/4, thence South along the West line of the SW1/4 SW1/4 32.7 feet to an existing fence line, thence East along said fence line 14.8 feet, thence diagonally Northwesterly to the point of beginning.

Section 17: The NW1/4 NW1/4

Section 18: The N1/2 NE1/4

Tax Account Nos.: 774004, 378399, 735663 & 774013

The following described property situated in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Section 7: A portion of the E1/2 SE1/4 being more particularly described as follows: Beginning at the Northwest corner of the East 1/2 SE1/4, thence South along the West line of the East 1/2 SE1/4 1352.7 feet to an existing fence line, said point being the true point of beginning of this description, thence East along said fence line to the East line of the E1/2 SE1/4, thence South along said East line of the E1/2 SE1/4 to the Southeast corner of the E1/2 SE1/4; thence West along the South line of the E1/2 SE1/4 to the Southwest corner of the E1/2 SE1/4, thence North along the West line of the E1/2 SE1/4 to the point of beginning.

Section 8, The SW1/4 SW1/4 EXCEPTING THEREFROM that portion described as follows: Beginning at the Northwest corner of the SW1/4 SW1/4; thence South along the West line of the SW1/4 SW1/4 32.7 feet to an existing fence line, thence East along said fence line 14.8 feet, thence diagonally Northwesterly to the point of beginning.

Section 17: The NW1/4 NW1/4

Section 18: The N1/2 NE1/4

Tax Account Nos.: 774004, 378399, 735663 & 774013 *ym*