



2022-014152
Klamath County, Oregon
12/09/2022 02:21:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lydia Ekendahl, Trustee

PO Box 624

Bonanza, OR 97623

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

Lydia Ekendahl, Trustee

PO Box 624

Bonanza, OR 97623

File No. 568506AM

STATUTORY WARRANTY DEED

Clarene J. Slinkard,

Grantor(s), hereby convey and warrant to

Lydia Ekendahl, Trustee of the Lydia Ekendahl Revocable Living Trust,

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:

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of the SE1/4 NE1/4 of said Section 19, said point being South 00° 14' 14" West 422.00 feet from the Northwest corner of the SE1/4 NE1/4 of said Section 19; thence South 00° 14' 14" West along the West line of the SE1/4 NE1/4 of said Section 19, 412.00 feet to a 5/8 inch iron pin; thence North 87° 38' 41" East 588.86 feet to a 5/8 inch iron pin on the Westerly right-of-way line of the County Road; thence Northwesterly along said line on the arc of a curve to the left (central angle= 06° 22' 07" and radius 1920 feet) 213.41 feet to a 5/8 inch iron pin; thence North 15° 20' 44" West along said line 185.91 feet to a 5/8 inch iron pin; thence West 492.53 feet to the point of beginning.

The true and actual consideration for this conveyance is \$525,000.00.

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:

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.

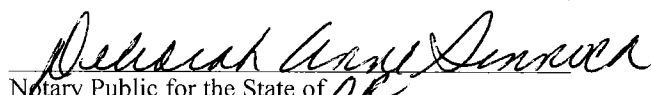
Dated this 9th day of Dec, 2022


Clarene J. Slinkard

State of OR } ss
County of Klamath }

On this 9th day of Dec., 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Clarene J. Slinkard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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


Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

