

2022-014249

Klamath County, Oregon

GRANTORS NAME AND ADDRESS

DONALD J. HESS
LAURA E. PENKAVA
2501 Montelius Street
Klamath Falls, Oregon 97601



00309709202200142490050057

12/14/2022 11:35:13 AM

Fee: \$102.00

GRANTEES NAME AND ADDRESS

DONALD HESS and LAURA PENKAVA,
Trustees of the HESS FAMILY REVOCABLE TRUST
2501 Montelius Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEES
2501 Montelius Street
Klamath Falls, Oregon 97601

WARRANTY DEED - STATUTORY FORM

DONALD J. HESS and LAURA E. PENKAVA, Grantors, convey and warrant to
DONALD HESS and LAURA PENKAVA, Trustees of the HESS FAMILY REVOCABLE
TRUST uad 12-14-22 Grantees, all of that certain real property
described as follows:

PARCEL 1:

Real Property civilly described as 22148 E. Hwy 140 near Dairy,
Oregon and legally described on Attachment A attached hereto and
incorporated by this reference herein as if fully set forth

PARCEL 2:

Real Property civilly described as 2501 Montelius Street,
Klamath Falls, Oregon and legally described on Attachment B
attached hereto and incorporated by this reference herein as if
fully set forth

PARCEL 3:

Real Property civilly described as 7463 Tingley Lane, Klamath
Falls, Oregon and legally described on Attachment C attached
hereto and incorporated by this reference herein as if
fully set forth
together with a certain manufactured home which is firmly
affixed thereto described as follows to-wit:

1992 Fleetwood bearing Home Id Number: 268006
Serial Numbers 0RFLN48A151180G and 0RFLN48B151180G
HUD Numbers ORE 227729 and ORE 227729

PARCEL 4:

Real Property civilly described as 3435 Chelsea Street,
Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 2 in Block 22 of Chelsea Addition to the official plat thereof
on file in the office of the County Clerk of Klamath County,
Oregon

The true and actual consideration for this conveyance is \$0. However,
the actual consideration consists of or includes other property or value
given or promised which is the whole consideration, being for estate
planning purposes.

"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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."




DONALD J. HESS, Grantor



LAURA E. PENKAVA, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 14th day of December, 2022, by **DONALD J. HESS** and **LAURA E. PENKAVA**, Grantors.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-6-26



ATTACHMENT A

Parcel 1:

A piece or parcel of land situated in the S1/2 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon, by deed dated July 18, 1936 and recorded in Book 107 at page 23, Klamath County Records of Deeds, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 47°03' West 1,836.2 feet distant, and running thence Southwesterly along the said Highway boundary to a point which bears South 77°05' West 126.2 feet distant; thence South 0°34' West 180 feet; thence South 62°29' West 186.6 feet, more or less to a point in a well established fence line which marks the Westerly boundary of that certain tract heretofore conveyed to A.L. Michael by Martin Stoehsler et al., by deed dated February 19, 1925 and recorded in Book 66 of Deeds, at page 552; thence South 1°45' East along said fence line 185 feet, more or less, to a point in the center of a dry gulch or wash; thence Southeasterly along the said gulch or wash to a point from which the said point of beginning bears North 0°34' East; thence North 0°34' East 636.3 feet, more or less, to the point of beginning.

Parcel 2:

A piece or parcel of land situated in the SW1/4 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon by Deed dated July 18, 1936 and recorded in Book 107 of Deeds at Page 23, Klamath County Deed Records, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 44°49' West 1734.7 feet distant and running thence Southwesterly along the said highway boundary to a point which bears South 68°36' West 50.0 feet distant; thence South 11°45' East 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary North 62°29' East 11.3 feet; thence North 0°34' East 180.0 feet, more or less, to the said point of beginning.

ATTACHMENT B

Property One:

Parcel 2 of Land Partition 16-00, situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Property Two:

Beginning at a point 200 feet North of a point which is 30 feet East of the Southwest corner of Section 20; thence Easterly and parallel with the South line of Section 20 a distance of 100 feet; thence Southerly and parallel to the West line of Section 20 a distance of 100 feet; thence Easterly and parallel to the South line of Section 20, a distance of 128 feet; thence Northerly and parallel to the West line of Section 20 a distance of 200 feet; thence Westerly and parallel to the South line of Section 20 a distance of 228 feet; thence Southerly and parallel to the West line of Section 20 a distance of 100 feet to the place of beginning. Said property lying and being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING that portion lying within the right of way of U. S. Highway No. 97.

ATTACHMENT C

A parcel of land situate in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of said Section 21, said point being North 00 degrees 08' 31" East a distance of 604.42 feet from the Southwest corner of said Section 21, said point also being on the centerline of county Road; thence North 88 degrees 13' 46" East 30.02 feet to 5/8 inch iron pin on the Easterly right of way line of said county road; thence continuing North 88 degrees 13' 46" East 321.44 feet to a 5/8 inch iron pin; thence North 01 degrees 42' 01" East 69.17 feet to a 5/8 inch iron pin; thence South 81 degrees 18' 29" East 329.64 feet to a 5/8 inch iron pin; thence continuing South 81 degrees 18' 29" East to the Southwesterly right of way line of the Klamath Irrigation District lateral; thence Northwesterly along the Southwesterly right of way line of said lateral to its intersection with the West line of said Section 21; thence South 00 degrees 08' 31" West along the West line of said Section 21 782.76 feet, more or less, to the point of beginning. EXCEPTING THEREFROM a tract of land situated in the SW ¼ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Northerly portion of that tract of land described in Deed Volume M81 at page 8636, Parcel 1, Klamath County Deed Records, more particularly described as follows: Beginning at a point on the West line of said Section 21 North 00 degrees 08' 31" East 1016.81 feet from the Southwest corner of said Section 21; thence South 85 degrees 50' 21" East 30.07 feet to a 5/8 inch iron pin with plastic cap; thence continuing South 85 degrees 50' 21" East 132.14 feet; thence North 83 degrees 24' 14" East 184.49 feet to the Southwesterly right of way line of the U.S.B.R. C-4 E Lateral; thence following said right of way line: North 43 degrees 05' 00" West 455.67 feet, along the arc of a curve to the left (Radius = 547.96 feet, central angle = 04 degrees 48' 34") 48.00 feet to the West line of said Section 21; thence South 00 degrees 08' 31" West 374.48 feet to the point of beginning including that portion within Tingley Lane, with bearings based on Survey No. 1680, as record in the office of the Klamath County Surveyor.