

2023-000835

Klamath County, Oregon



02/07/2023 11:23:28 AM

Fee: \$87.00

Charles Neal Pinckney, Sucessor Trustee

Grantor

Charles Neal Pinckney
37150 Jones Rd.
Bonanza, OR 97623

Grantee

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 Charles Neal Pinckney, Successor Trustee of the Tonya L Pinckney Revocable Living Trust, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Neal Pinckney 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:

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 grantors, have executed this instrument this 23RD day of JANUARY 2023

Charles Neal Pinckney
Country of AUSTRALIA
State of VICTORIA
County of MELBOURNE

Signed and sworn to (or affirmed) before me on 23RD JAN 2023 by Charles Neal Pinckney.

Notary

OFFICE OF JOHN PEARCE
SOLICITOR & NOTARY PUBLIC
Level 13, 200 Queen Street
Melbourne, Victoria 3000, Australia

HUGH JOHN PEARCE
NOTARY PUBLIC
OFFICE OF JOHN PEARCE
SOLICITOR & NOTARY PUBLIC
Level 13, 200 Queen Street
Melbourne, Victoria 3000, Australia
My Commission is not limited by time.

Exhibit "A"

PARCEL 1

A tract of land more particularly described as follows:

Beginning at an iron pin which marks the Northeast corner of Tract 10 of DEWITT HOME TRACTS and which lies South 89 degrees 44' West a distance of 1354.6 feet and South 680.3 feet and South 89 degrees 22' West a distance of 30 feet from the quarter section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 89 degrees 22' West, along the South line of Dewitt Avenue a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 degrees 22' East, a distance of 120 feet to an iron pin on the East line of said above mentioned tract 10; thence North along the East line of said Tract 10 a distance of 60 feet, more or less, to the point of beginning, in the NW1/4 of SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Tract of land beginning at an iron pin on the East line of Tract 10 in DEWITT HOME TRACTS, which lies South 89 degrees 44' West a distance of 1,354.6 feet and South 680.3 feet and South 89 degrees 22' West a distance of 30 feet and South a distance of 60 feet from the quarter section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, and running thence; South 89 degrees 22' West a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 degrees 22' East a distance of 120 feet to an iron pin on the East line of the above mentioned tract 10; thence North along the East line of Tract 10, a distance of 60 feet more or less to the point of beginning, in the NW1/4 of the SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

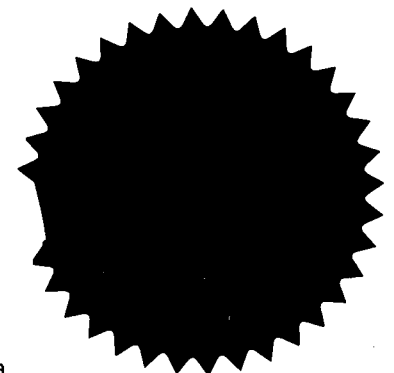
PARCEL 3

A parcel of land situated in the NW1/4 NE1/4 of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said parcel being that land described in Deed Volume M-77 at page 9354, as recorded in the Klamath County Deed Records, EXCEPTING the North 1005 feet, being more particularly described as follows:

Beginning at a point on the West line of the said NE1/4, said point being South 1005 feet from the North Quarter corner of said Section 30; thence East 1052.8 feet; thence South 20°15' East 598.8 feet; thence South 20°00' West 790 feet, thence North 45°00' West 1400 feet; thence North 315 feet to the point of beginning.

LESS AND EXCEPT from the above described property any portion which lies Westerly of Teare Road.

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