

2023-001249

Klamath County, Oregon



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02/22/2023 03:53:04 PM

Fee: \$92.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON PRESENTING THE ATTACHED  
DOCUMENT FOR RECORDING. ANY ERRORS  
IN THIS COVER SHEET DO NOT AFFECT  
THE TRANSACTION(S) CONTAINED IN THE  
INSTRUMENT ITSELF.

**Until A Change Is Requested**

**Send Tax Statements To:**

Arthur H. Abrott, Trustee  
The Abrott Family Trust  
PO Box 266  
Beatty, Oregon 97621

**After Recording Return to:**

Neal G. Buchanan, Attorney at Law  
435 Oak Avenue  
Klamath Falls, OR 97601

1. Name(s) of the transaction(s):

Re-recorded **WARRANTY DEED - STATUTORY FORM**

2. Direct Party (Grantor):

Arthur H. Abrott

3. Indirect Party (Grantee):

Arthur H. Abrott, Trustee of the Abrott Family Trust uad 8-17-1992

4. True and Actual Consideration Paid: \$ 0.00

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

This document is being re-recorded to correct the legal description  
attached as Exhibit A in the WARRANTY DEED recorded on April 12,  
2006 at M06-07132. The attached Exhibit A legal description included  
property subsequently the subject of a land partition.

5. Legal Description

See attached containing corrected legal description as follows:

Parcel 2 of Land Partition 38-92 situated in the SW 1/4  
Section 35, Township 35 South, Range 12 East of the  
Willamette Meridian, and Section 2, Township 36 South,  
Range 12 East of the Willamette Meridian, Klamath County,  
Oregon

M06-07132

Klamath County, Oregon

04/12/2006 12:09:18 PM

Pages 2 Fee: \$26.00

GRANTOR NAME AND ADDRESS:

Arthur Abrott  
PO Box 266  
Beatty, OR 97621

GRANTEE NAME AND ADDRESS:

o/c Arthur H. Abrott, Trustee  
The Abrott Family Trust

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney  
435 Oak Ave. Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

GRANTEE

**WARRANTY DEED - STATUTORY FORM**

ARTHUR H. ABROTT **Grantor**, conveys and warrants to ARTHUR H. ABROTT, Trustee of the ABROTT FAMILY TRUST uad August 17, 1992, that certain real property legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth. The real property is conveyed free of encumbrances except as specifically set forth herein, as follows:

- 1) Covenant, conditions, restrictions, reservations, rights, rights of way, and easements of record, including contracts for irrigation and/or drainage.

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.

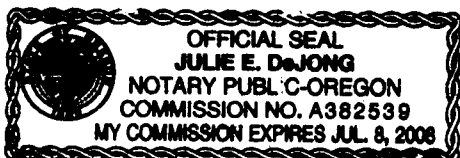
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 12<sup>th</sup> day of April, 2006.

Arthur H. Abrott  
ARTHUR H. ABROTT

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 12, 2006, 2006 by Arthur H. Abrott



Julie E. DeJong  
NOTARY PUBLIC FOR OREGON  
Commission Expires Jul 8, 2008

EXHIBIT "A"

A tract of land situated in Section 2, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon (said land to be Parcel 2 of "Land Partition 38-92" when said Partition is filed for record) being more particularly described as follows:

Beginning at a point on the boundary of "Sprague River Valley Acres" on the North-South center section line of said Section 2 from which the North quarter corner of said Section 2 bears North 00 degrees 28' 41" East 827.50 feet; thence along the boundary of said Sprague River Valley Acres, South 00 degrees 28' 41" West 509.66 feet, more or less, to the C-N 1/16 corner of said Section 2, South 89 degrees 50' 40" East 1975.36 feet to the C-E-NE 1/64 corner of said Section 2, South 00 degrees 33' 34" West 1315.30 feet to the C-E-E 1/64 corner said Section 2, and South 89 degrees 45' 54" East 657.82 feet to the East quarter corner of said Section 2; thence South 00 degrees 35' 12" West 2632.42 feet to the Southeast corner of said Section 2; thence North 89 degrees 52' 53" West 2626.33 feet to the South quarter corner of said Section 2; thence North 00 degrees 28' 41" East 2637.73 feet to the center quarter corner of said Section 2; thence North 89 degrees 45' 54" West 2639.12 feet to the West quarter corner of said Section 2; thence North 00 degrees 12' 00" East, along the West line of said Section 2, 1861.75 feet, more or less, to a point from which the Northwest corner of said Section 2 bears North 00 degrees 12' 00" East 827.55 feet; thence South 88 degrees 54' 32" East 2648.28 feet to the point of beginning.

CODE 8 MAP 3612 TL 200  
CODE 8 MAP 3612 TL 400  
CODE 8 MAP 3612 TL 500  
CODE 221 MAP 3612-2AO TL 3400