

AFTER RECORDING, RETURN TO:
Susan M. Walker, Trustor/Trustee
5520 Avalon St
Klamath Falls, OR 97603

2023-001644

Klamath County, Oregon



00312326202300016440020020

03/10/2023 12:03:21 PM

Fee: \$87.00

Until requested otherwise, send all
tax statements to:
Susan M. Walker, Trustor/Trustee
5520 Avalon St
Klamath Falls, OR 97603

WARRANTY DEED

Susan M. Walker "Grantor," hereby conveys, grants, sells and warrants, to Susan M. Walker, as Trustee of the *Susan M. Walker Revocable Living Trust* under agreement dated March 8 2023, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in **Klamath County**, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "A"

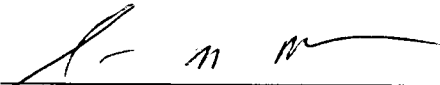
Commonly known as: *804 N. 2nd St, Klamath Falls, OR 97601*

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEE(S) 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 GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8 day of March 2023.

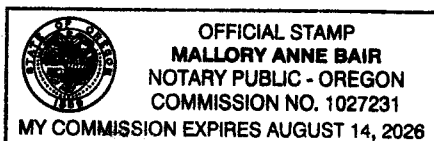

Susan M. Walker

STATE OF OREGON

County of KLAMATH

)
) ss.
)

The foregoing instrument was acknowledged before me this 8 day of March 2023
by Susan M. Walker.




Notary Public for Oregon

EXHIBIT A

LEGAL DESCRIPTION:

ALL OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION AND RUNNING THENCE; NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 50 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1 TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 102 OF BUENA VISTA ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, BEING THE SOUTHERLY PORTION OF SAID LOT; ALSO SAVING AND EXCEPTING THAT PORTION OF SAID LOT 1 LYING NORTHERLY OF SAID LINE BETWEEN LOTS 2 AND 6 OF SAID BLOCK 102 EXTENDED, THROUGH SAID LOT 1 TO SECOND STREET.

ALSO EXCEPTING THE SOUTHEASTERLY 8 FEET, (AS MEASURED ALONG THE WESTERLY LINE AND PARALLEL TO THE SOUTH LINE OF LOT) OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING A PORTION OF LOT 1, BLOCK 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 AND THE LINE BETWEEN LOTS 2 AND 6, OF SAID BLOCK 102, EXTENDED NORTHEASTERLY THROUGH SAID LOT 1 TO SECOND STREET; THENCE SOUTH 63° 22' 30" WEST ALONG SAID NORTHEASTERLY EXTENSION THROUGH LOT 1, A DISTANCE OF 27.11 FEET, TO A 5/8" IRON PIN AT THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 22' 30" WEST A DISTANCE OF 25.12 FEET TO A 5/8" IRON PIN ON THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 11° 52' 00" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 12.67 FEET TO A 5/8" IRON PIN; THENCE NORTH 40° 00' 00" EAST A DISTANCE OF 30.88 FEET TO THE TRUE POINT OF BEGINNING.