

Debra M. Ernst, FNA Debra Lynn Matteson

Grantor

Debra M. Ernst, Trustee
611 Grant Street
Klamath Falls, OR 97601

Grantee

After recording return to:
Grantee

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

Returned at Counter

Mark Runnels

2023-001678

Klamath County, Oregon



00312371202300016780020022

03/13/2023 10:51:23 AM

Fee: \$87.00

WARRANTY DEED

**RECORDED TO CORRECT ERROR IN DESCRIPTION IN WARRANTY DEED RECORDED IN KLAMATH COUNTY RECORDS
2023-001480; *Legal Description*.**

KNOW ALL MEN BY THESE PRESENTS, That Debra M. Ernst, FKA Debra Lynn Matteson, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Debra M. Ernst, Trustee of the DEBRA ERNST LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all of grantor's interest in 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" incorporated herein as if fully set forth here.

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 grantor, has executed this instrument this March 9, 2023.

Debra M. Ernst

Debra M. Ernst, FKA Debra Lynn Matteson

STATE OF OREGON, County of Klamath)ss.

On the above date, personally appeared the above named Debra M. Ernst, FKA Debra Lynn Matteson and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: *Mark Runnels*
Notary Public for Oregon

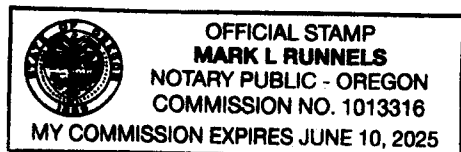


EXHIBIT "A"

Starting from the NW corner NE1/4SW1/4, Section 3, T. 36 S., R. 6 E., W. M.; thence S 89 degrees 50' E, a distance of 448.11 feet, thence South, a distance of 393.70 feet; thence southerly along a curve right having a radius of 90 feet, a distance of 43.45 feet to an iron pin, the point of beginning; thence southwesterly along a curve right having a radius of 90 feet, a distance of 69.33 feet to an iron pin; thence S 28 degrees 17' 46"E a distance of 173.82' to an iron pin; thence northeasterly, on the northerly side of the county road, along a curve left having a radius of 543 feet, a distance of 100 feet to an iron pin; thence N 38 degrees 50' 52"W, a distance of 181.74 feet more or less to the point of beginning, otherwise known as Parcel #22, Pinecone Subdivision.