



00313631202300027230040043

04/13/2023 12:47:44 PM

Fee: \$97.00

WARRANTY DEED

KNOW MEN BY THESE PRESENTS, THAT FRED L. ROBERTSON and DEBRA J. ROBERTSON, husband and wife, hereinafter called the "Grantor", for the consideration hereinafter stated, to Grantor paid by Fred L. Robertson and Debra J. Robertson, Trustees of THE FRED L & DEBRA J. ROBERTSON REVOCABLE TRUST dated October 15, 2019, and any amendments or restatements thereto, (Zachery D. Robertson is designated First Successor Trustee and Mandy Robertson is designated Second Successor Trustee), hereinafter called "Grantee", conveys and warrants 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, State of Oregon, described as follows, to-wit:

See Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with 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 as above noted, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The Grantors names on prior Deeds may be listed as follows: Fred Robertson and Debra J. Robertson, Fred Robertson and Debra Robertson, Fred L. Robertson and Debra J. Robertson, Fred L. Robertson and Debra Robertson and Fred Leroy Robertson and Debra J. Robertson.

The actual consideration consists of or includes other property or value given or promised which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

AFTER RECORDING RETURN TO:

SEND TAX STATEMENTS TO:

Grantland & Abel
3235 Hillcrest Park Dr #106
Medford, OR 97504

No Change

-1- WARRANTY DEED

Law Offices of
GRANTLAND & ABEL
3235 Hillcrest Park Dr. #106
Medford, OR 97504

Returned at Counter

ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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 ORS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this Deed and where the context so requires, the singular includes the plural.

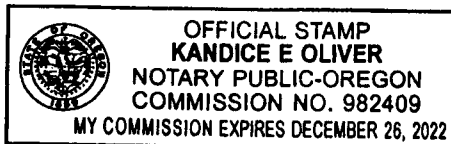
IN WITNESS WHEREOF, the Grantor executed this instrument this 22 day of June, 2022.

Fred L. Robertson
Fred L. Robertson

Debra J. Robertson
Debra J. Robertson

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 22 day of June, 2022, the above named Fred L. Robertson and Debra J. Robertson and acknowledged the foregoing instrument to be their voluntary act and deed.



Kandice E. Oliver
Notary Public for Oregon
My Commission Expires 12/26/2022

EXHIBIT "A"

REAL PROPERTIES OF KLAMATH COUNTY, OREGON

Account Number 898006

Government Lots 1 and 2 and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 26, township 38 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon.

Account Number 788142

Beginning at a brass cap monumenting the Section corner common to Sections 19, 20, 29, and 30, Township 38 South, Range 6 East, Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 43' 36" East, along the East line of Section 30, 664.85 feet to a 1" pipe; thence South 89 degrees 14' 26" West, 820.89 feet to a 5/8" square pin; thence continue South 89 degrees 14' 26" West, 563.07 feet to a 1" pipe; thence North 0 degrees 37' 06" West, 662.52 feet to a 1" pipe on the North line of said Section 30; thence North 89 degrees 08' 39" East, along said North line, 1328.70 feet to the point of beginning.

Account Number 788133

Commencing at a brass cap monumenting the Section corner common to Sections 19, 20, 29, and 30, Township 38 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 43' 36" East, along the East line of Section 30, 664.85 feet to a 1" pipe monumenting the True Point of Beginning; thence continue South 0 degrees 43' 36" East, along said East line 664.85 feet to a 1" pipe; thence South 89 degrees 20' 12" West, 1319.46 feet to a 1" pipe; thence North 0 degrees 37' 06" West, 662.63 feet to a 1" pipe; thence North 89 degrees 14' 26" East, 497.33 feet to a 5/8" square pin; thence continue North 89 degrees 14' 26" East, 820.89 feet to a 1" pipe on the East line of said Section 30 and the True point of Beginning.

Account Number 73798

Amerititle could not find the deed that belongs to this property.

Account Number 71086

The S $\frac{1}{2}$ of the S $\frac{1}{2}$ of Section 24, Township 38 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion within the Keno Access Road.

Account Number 71077

The Northwest one-quarter (NW $\frac{1}{4}$) of Section 22, Township 38 South, Range 5 East, Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within the Keno Access Road.

Account Number 900624

The Northeast one-quarter (NE $\frac{1}{4}$) of Section 22, Township 38 South, Range 5 East, Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within the Keno Access Road.

Account Number 900625

The Southwest one-quarter (SW $\frac{1}{4}$) of Section 22, Township 38 South, Range 5 East, Willamette Meridian, Klamath County, Oregon. TOGETHER WITH right to the Keno Access Road across the Northwest one-quarter of said Section 22.

Account Number 900626

The Southeast one-quarter (SE $\frac{1}{4}$) of Section 22, Township 38 South, Range 5 East, Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within the Keno Access Road.