

Returned at Counter

Marlene G. White  
Grantor

Marlene G. White, Trustee  
10761 Preddy Avenue  
Klamath Falls, OR 97601  
Grantee  
After recording return to:  
Grantees

2023-003465  
Klamath County, Oregon



05/05/2023 02:20:50 PM

Fee: \$87.00

Until a change is  
requested, all tax statements shall be sent to:  
Marlene G. White, Trustee  
10761 Preddy Avenue, Klamath Falls, OR 97601

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Marlene G. White, hereinafter called the grantor, for the consideration hereinafter stated, to grantors paid by Marlene G. White, Trustee of the MARLENE WHITE LIVING TRUST 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:

PARCEL ONE: Unit 10761 (Preddy Avenue), Tract 1365 Falson Heights Condominiums, Stage 2, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.

PARCEL TWO: SEE EXHIBIT "A" Attached herto and by this reference incorporated herein.

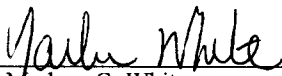
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 grantees and grantees' 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 29, 2023.

  
Marlene G. White

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Marlene G. White and acknowledged the foregoing instrument to be her voluntary act and deed.

This 29<sup>th</sup> day of March, 2023.

(S E A L)

Before me:   
Notary Public for Oregon

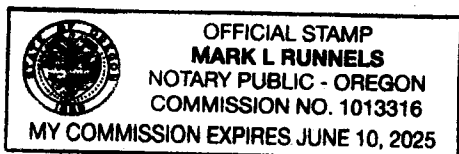


EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

All that portion of the NW1/4NW1/4 of Section 36, Township 40 South, Range 10 E.W.M., lying and being North of the United States main irrigation canal right of way; and also the following described tract and portion of the said NW1/4 NW1/4 of said Section 36, to wit: Beginning at the intersection of the section line between Sections 35 and 36 in said Township and the right of way line on the Southside of said canal; thence South on the said line 305.5 feet; thence East 714 feet; thence North to the said South right of way line of said canal; thence Westerly along said right of way line to the point of beginning. LESS that portion deeded to Little Klamath Ditch Company, a corporation, by Chas. S. Moore, et ux, by Deed dated May 16, 1906, and recorded June 25, 1906, in Volume 20 page 290 Deed records of Klamath County, Oregon, and LESS that portion deeded to the United States of America by H. S. Parrish, et ux, by Deed dated November 12, 1908, and recorded November 16, 1908, in Volume 25 page 214, Deed records of Klamath County, Oregon, and LESS that portion deeded to the United States of America by H. S. Parrish, et ux, by Deed dated March 31, 1909, and recorded April 5, 1909, in Volume 26 page 83, Deed records of Klamath County, Oregon and LESS that portion conveyed to the United States of America by Charles E. Craig and Louanna Craig, his wife, by Deed dated December 21, 1926, and recorded June 9, 1927, in Volume 75 page 542, Deed records of Klamath County, Oregon.