

2023-003911

Klamath County, Oregon



00315032202300039110020029

05/23/2023 11:58:14 AM

Fee: \$87.00

Barry Dean Brennan and Ruth Adrienne Brennan  
Grantors

Barry Dean Brennan and Ruth Adrienne Brennan, Trustees  
PO BOX 241  
Keno, OR 97672  
Grantees

After recording return to:  
Grantees

Until a change is  
requested, all tax statements shall be sent to:  
Barry Dean Brennan and Ruth Adrienne Brennan, Trustees  
PO BOX 241, Keno, OR 97672

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Barry Dean Brennan and Ruth Adrienne Brennan, hereinafter called the grantor, for the consideration hereinafter stated, to grantors paid by Barry Dean Brennan and Ruth Adrienne Brennan, Trustees of the B and A BRENNAN LIVING TRUST hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

See attached Exhibit "A" by this reference incorporated herein as if full set forth.

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

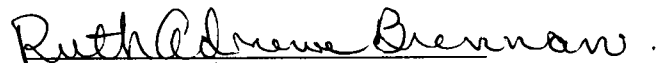
To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that 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 grantors, have executed this instrument this May 23, 2023.

  
Barry Dean Brennan

  
Ruth Adrienne Brennan

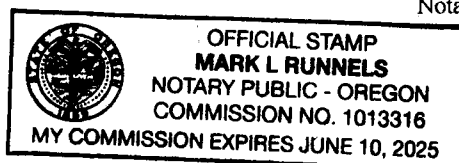
STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Barry Dean Brennan and Ruth Adrienne Brennan and acknowledged the foregoing instrument to be their voluntary act and deed.

This \_23rd\_ day of May, 2023.

(S E A L)

Before me:   
Notary Public for Oregon



Returned at Counter

## EXHIBIT "A"

### PARCEL 1:

Parcel of land Situated in the NE 1/4 SE 1/4 of Section 36, Township 39 South, Range 7 E. W.M., More particularly described as follows: beginning at a point on the West line of said NE 1/4 SE 1/4 which bares S. 0 degrees 17' 20" E. A distance of 850.1 feet from the northwest corner of said NE 1/4 SE 1/4 said point also being the Southwesterly corner of parcel described in deed volume 1 M-77, page 22478, microfilm records of Klamath County, Oregon; thence continuing S. 0 degrees 17' 20" E. A distance of 245.0 feet to a point; thence S. 89 degrees 35' 55" E. A distance of 360.25 feet to the west line of parcel discribed in deed vol. M-82 page 11220, microfilm records of Klamath County, Oregon; Thence North along said West line to its intersection with the Southerly line of said parcel described in Vol. M-77 on page 22478; thence along said Southerly line, N 68 degrees 18' 48" W. a distance of 390.82 feet, more or less to the point of beginning.

### PARCEL 2:

A tract of land situated in the NE 1/4 SE 1/4 and the NW 1/4 SE 1/4 of Section 36, Township 39 South more particularly described as follows: Beginning at a portion on the West line of said NE 1/4 SE 1/4 from which the CE 1/16 corner bears North 00 degrees 15' 13" West 550.01 feet; thence S 48 degrees 48' 00" East 586.83; thence South 18 degrees 15' 02" East 107.50 feet; thence North 68 degrees 18' 48" West 510.47 feet, more or less to a point on the west line of said NE 1/4 SE 1/4 that is South 00 degrees 15' 13" east 300.00 feet from the point of beginning; thence North 00 degrees 15' 13" West 300.00 feet to the point of beginning; also including the following described tract of land: beginning at a point on the West line of said NE 1/4 SE 1/4 from which the CE 1/16 corner bears North 00 degrees 15' 13" West 550.01 feet; thence along said West line South 00 degrees 15' 13" East 300.00 feet to the North line of tract 1406, 2<sup>nd</sup> addition to Misty Mountain; thence along said North line North 89 degrees 48' 42" West; 73.00 feet; thence North 00 degrees 15' 13" West 300.00 feet to the South line of that parcel described in D.V. M 66 page 1934; thence along said South line 89 degrees 48' 42" East 73.00 feet to the point of beginning together containing 2.50 acres, more or less.

Pursuant to PLA 8-07

### PARCEL 3:

Lot 5 in Block 9 of Fairview Addition No. 2 to the City of Klamath Falls, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.