

Returned at Counter

2023-004160

Klamath County, Oregon



00315326202300041600020027

06/01/2023 10:14:32 AM

Fee: \$87.00

Troy Dean Culver and Angela Kay Culver
Grantors

Troy Dean Culver and Angela Kay Culver, Trustees
17115 Cougar Ridge Road
Klamath Falls, OR 97603
Grantee

After recording return to:
Grantees

Until a change is
requested, all tax statements shall be sent to:
Troy Dean Culver and Angela Kay Culver, Trustees
17115 Cougar Ridge Road, Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Troy Dean Culver and Angela Kay Culver, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Troy Dean Culver and Angela Kay Culver, Trustees of THE A&T CULVER 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:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 May 22 2023.


Troy Dean Culver


Angela Kay Culver

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Troy Dean Culver and Angela Kay Culver and acknowledged the foregoing instrument to be their voluntary act and deed.

This 22 day of May, 2023.

(S E A L)

Before me: 
Notary Public for Oregon

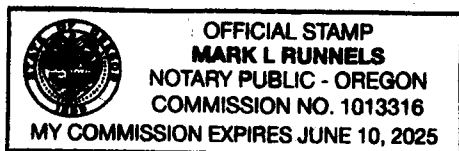


EXHIBIT "A"

PARCEL ONE:

NE1/4 SW1/4 SW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within Overland Drive.

PARCEL TWO:

Lot 4 in Block 3, of Second Addition to Keno Hillside Acres, County of Klamath, State of Oregon.