



2023-004796
Klamath County, Oregon
06/22/2023 09:43:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Susan Horzynek, Trustee of the Robert W. Farmer

Family Trust

518 E 10th St.

The Dalles, OR 97058

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

Susan Horzynek, Trustee of the Robert W. Farmer

Family Trust

518 E 10th St.

The Dalles, OR 97058

File No. 594061AM

STATUTORY WARRANTY DEED

Willard Eugene Keller and Carol Ann Keller, as Tenants by the Entirety, as to Parcel 1;

Mr. Willard E. Keller and Mrs. Carol Keller, as Tenants by the Entirety, as to Parcel 2,

Grantor(s), hereby convey and warrant to

Susan Horzynek, Trustee of the Robert W. Farmer Family Trust,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

Beginning at the South quarter corner of said Section 34; thence North along the center section line 200 feet to the true point of beginning; thence West parallel with the South section line of said section 114 feet, more or less, to the Southeast corner of the parcel described in Volume M74, page 999, deed records of Klamath County, Oregon; thence North 0°59' East 100 feet to the Northeast corner thereof; thence North 89°52' West along the North line thereof a distance of 154 feet to the West line of parcel described in Volume M74, page 4273, deed records of Klamath County, Oregon; thence North 0°59' East 360 feet more or less, to the Northwest corner of parcel description in Volume M72, page 6970 deed records of Klamath County, Oregon; thence South 89°52' East 114 feet; thence South 0°59' West 150 feet; thence South 89°52' East 40 feet; thence South 0°59' West 100 feet; thence South 89°52' East 114 feet; thence South 0°59' West 210 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in Section 34, Township 36 South, Range 14 East described as follows:

Beginning at the S1/4 corner of said Section 34, thence North 89°59'00" West 268 feet; thence North 0°59'00" East 200 feet to the true point of beginning; thence South 89°52'00" East 154 feet; thence North 0°59'00" East 100 feet; thence North 89°52'00" West 154 feet; thence North 0°59'00" East 100 feet to the point of beginning.

The true and actual consideration for this conveyance is \$15,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Dated this 16 day of June 20, 23.

Willard Eugene Keller AKA Mr. Willard E. Keller
Willard Eugene Keller AKA Mr. Willard E. Keller

Carol Ann Keller AKA Mrs. Carol Keller
Carol Ann Keller AKA Mrs. Carol Keller

State of Washington } ss
County of Spokane

On this 16 day of June, 2023, before me, Greg M. Haker a Notary Public in and for said state, personally appeared Willard Eugene Keller and Carol Ann Keller, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Washington
Residing at Spokane, WA
Commission Expires: 12-9-2023

