

2023-005939

Klamath County, Oregon

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Fee: \$92.00

**Recording Requested by and
when recorded Return to:**

JACOB V. SINCLAIR
COLLIER LAW
1020 LIBERTY ST. SE
SALEM OR 97302
(503) 485-7224

Grantor:

Gregory C. Vanderwall
714 E. Main St.
Silverton, OR 97381

Grantees:

Gregory C. Vanderwall and Carol M. Vanderwall
TRUSTEES OF THE VANDERWALL JOINT REVOCABLE
LIVING TRUST DATED May 10, 2023
714 E. Main St.
Silverton, OR 97381

True and actual consideration

VALUE OTHER THAN MONEY

Send Tax Statements to:

NO CHANGE

QUITCLAIM DEED

Gregory C. Vanderwall, Grantor, releases and quitclaims to GREGORY C. VANDERWALL AND CAROL M. VANDERWALL, TRUSTEES OF THE VANDERWALL JOINT REVOCABLE LIVING TRUST DATED May 10, 2023, Grantees, all right, title and interest in and to the following described real property situated in the County of Klamath, State of Oregon, as set forth herein:

SEE EXHIBIT A

Situs address: 139450 Buzzard Lane, Crescent Lake, OR 97703

Subject to regulations and excepting covenants, conditions and restrictions of record. Less portions heretofore conveyed.

The liability and obligations of the Grantor to Grantees and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

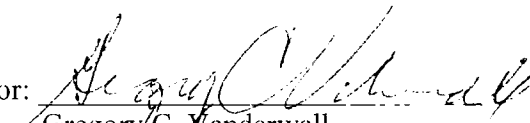
Recorded at the Request of the Grantor. The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto or by a title company as a courtesy.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings), AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 9, OREGON LAWS 2010.

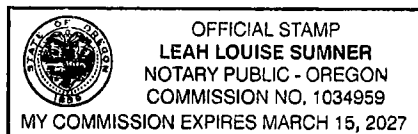
The foregoing language is included for the purpose of compliance with Oregon statutory requirements only, and is not intended to affect, limit or impair the rights and obligations of the parties under any other terms and conditions of this instrument.

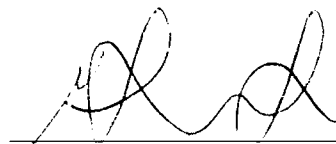
Dated this 10th day of May, 2023.

Grantor: 
Gregory C. Vanderwall

STATE OF OREGON)
County of Marion) ss.

The foregoing instrument was acknowledged before me this 10th day of May, 2023, by Gregory C. Vanderwall.





Notary Public
My commission expires:

EXHIBIT A

PARCEL 1

That portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of the center thread of Crescent Creek.

PARCEL 2

A portion of the W $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ of Section 18; thence South along the West line of the SE $\frac{1}{4}$ 2070 feet; thence East 1040 feet; thence North 580 feet to the center thread of Crescent Creek; thence following the center thread of Crescent Creek in a Northerly direction to the North line of the SE $\frac{1}{4}$; thence West along said North line of said SE $\frac{1}{4}$ a distance of 800 feet, more or less, to the Northwest corner of the SE $\frac{1}{4}$ and the point of beginning.

TOGETHER WITH:

A non-exclusive easement and right of way for ingress and egress to said premises from Pine Creek Loop, a dedicated street, over a strip of land 60 feet in width, the centerline of which is more particularly described as follows:

Beginning at a point on the south line of said Section 18, from which the southeast corner of said Section 18 bears S89°08'04" E 840.00 feet, thence from said point of beginning N01°03'41" E

640.44 feet, thence along the arc of a 125.68 foot radius curve to the left (Delta=45°21'04"; long chord=N21°36'51" W 96.90 feet) 99.48 feet, thence along the arc of a 100.00 foot radius curve to the right (Delta=62°19'30", long chord=N13°07'38" W 103.49 feet) 103.78 feet, thence N18°02'08" E 171.21 feet, thence along the arc of a 200.00 foot radius curve to the left (Delta=17°43'28"; long chord=N09°10'23" E 61.62 feet) 61.87 feet, thence N00°18'40" E 268.72 feet to the southerly right of way line of Pine Creek Loop road as shown on the official plat of Tract 1052, Crescent Pines. ALSO beginning at a point on the east line of said Section 18, from which the southeast corner of said Section 18 bears S01°03'41" W 530.00 feet, thence from said point of beginning N89°08'04" W 2633.65 feet to a point on the north-south centerline of Section 18. ALSO the non-exclusive right to use the bridge presently installed across Crescent Creek in said easement as part of said easement and right of way.