

2023-006014

Klamath County, Oregon

07/20/2023 08:25:02 AM

Fee: \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Jarvis, Glatte, Larsen & Bunick, LLP
823 Alder Creek Drive
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

No change.

STATUTORY WARRANTY DEED

LOWELL EUGENE BANEY, surviving Trustee of the BANEY FAMILY REVOCABLE TRUST, as "Grantor," does hereby convey and warrant unto LOWELL EUGENE BANEY, trustee of the BANEY SURVIVOR'S TRUST as to a one-half tenants in common interest and to LOWELL EUGENE BANEY, trustee of the BANEY MARITAL TRUST as to a one-half tenants in common interest, as "Grantees," all right, title and interest in and to that certain real property located in Klamath County, Oregon, free of encumbrances other than those current of record, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

The consideration for this transfer is zero dollars. This deed effectuates the distribution of the described real property as required by Section 3.3 of the August 17, 2017 Amended and Restated Agreement of the Baney Family Revocable Trust.

**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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective this July 18, 2023.

GRANTOR:

Lowell E. Baney
Lowell Eugene Baney, Trustee of the Baney Family
Revocable Trust

STATE OF OREGON)
) ss.
County of Klamath)

On this July 18, 2023, before me, the undersigned Notary Public in and for said State, personally appeared LOWELL EUGENE BANEY, surviving Trustee of the BANEY FAMILY REVOCABLE TRUST, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



[Signature]
Notary Public for the State of Oregon

EXHIBIT A

Beginning at an iron pin which lies West along the Section line a distance of 1,398.6 feet and North 4 degrees 00' West a distance of 56.5 feet and North 64 degrees 07' West a distance of 42.2 feet and North 26 degrees 41' West a distance of 63 feet and North 19 degrees 22' West a distance of 268.2 feet from the iron pin which marks the quarter section corner a common to Sections 1 and 12, Township 38 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon and running thence: North 23 degrees 38' West a distance of 194.3 feet to an iron pin; thence North 66 degrees 40' East a distance of 143.35 feet to an iron pin; thence South 73 degrees 40' East a distance of 86.2 feet to an iron pin; thence South 52 degrees 10' East a distance of 101.05 feet to an iron pin; thence South 41 degrees 20' East a distance of 37 feet to an iron pin; thence South 63 degrees 23' West a distance of 269 feet, more or less, to the point of beginning, said tract in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon.

Warranty Deed (1680 Cove Point Rd Klamath Falls OR)