

Charles Neal Pinckney, Successor Trustee

Grantor

Charles Neal Pinckney
37150 Jones Rd.
Bonanza, OR 97623

2023-006109

Klamath County, Oregon



00317623202300061090020028

07/21/2023 02:18:08 PM

Fee: \$87.00

Grantee

After recording return to:
Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Charles Neal Pinckney, Successor Trustee of the Tonya L Pinckney Revocable Living Trust, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Neal Pinckney 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 attached Exhibit "A"

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 grantee and grantee's 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 3RD day of JULY.

2023

C. Neal Pinckney

Charles Neal Pinckney, Successor Trustee

COUNTRY OF AUSTRALIA
State of VICTORIA
County of MELBOURNE

Signed and sworn to (or affirmed) before me on 3RD JULY 2023 by Charles Neal Pinckney.

Notary

HUGH JOHN PEARCE
NOTARY PUBLIC

OFFICE OF JOHN PEARCE
SOLICITOR & NOTARY PUBLIC
Level 13, 200 Queen Street
Melbourne, Victoria 3000, Australia

OFFICE OF JOHN PEARCE
SOLICITOR & NOTARY PUBLIC
Level 13, 200 Queen Street
Melbourne 3000, Australia

EXHIBIT 1

A parcel of land situated in the NW 1/4 NE 1/4 of Section 30, T39S, R12 EWM, in the County of Klamath, State of Oregon, said parcel being the N 1005 feet of Deed Volume M77, at page 9354, as recorded in the Klamath County Deed Records, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 30; thence East 682 feet; thence South 20°15' East 1071.2 feet; thence West 1052.8 feet to the West line of said NW 1/4 NE 1/4; thence North 1005 feet to the point of beginning, including the area within the rights of way of Teare Road and Jones Road. The above-described parcel being subject to all easements and rights of way of record.

LESS AND EXCEPT from the above-described property any portion of which lies Westerly of Teare Road.

