

2023-007025

Klamath County, Oregon



00318723202300070250020022

08/17/2023 10:47:43 AM

Fee: \$87.00

Rhonda O'Connor
Grantor

Rhonda O'Connor, Trustee
PO Box 814
Klamath Falls, OR 97601
Grantee

After recording return to:
Grantees

Until a change is
requested, all tax statements shall be sent to:
Rhonda O'Connor, Trustee
PO Box 814, Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Rhonda O'Connor, hereinafter called the grantor, for the consideration hereinafter stated, to grantors paid by Rhonda O'Connor, Trustee of the RHONDA G. O'CONNOR 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 ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

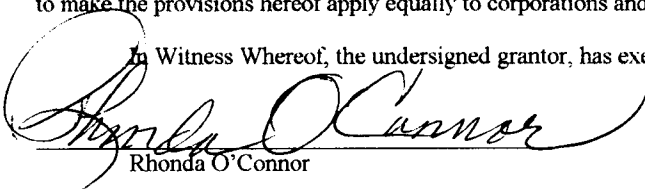
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 August 16, 2023.

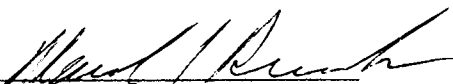

Rhonda O'Connor

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Rhonda O'Connor and acknowledged the foregoing instrument to be her voluntary act and deed.

This 16th day of August, 2023.

(S E A L)

Before me: 
Notary Public for Oregon

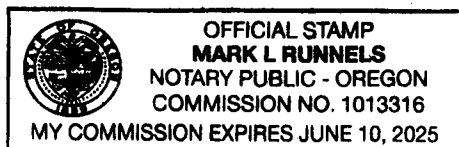


EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Commencing at the Northeast corner of Lot 1, Block 7, Riverside Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof; thence North 21° East to the Westerly line of the right of way of the Keno Canal, Klamath Project; thence Southeasterly along said right of way line to its intersection with the North end line of Canal Street of said Riverside Addition; thence Westerly along said line to the Northwest corner of said Canal Street; thence Southerly along the Westerly line of said Canal Street to its intersection with the Northerly line of Grant Avenue; thence Westerly along the said Northerly line of Grant Avenue to its intersection with the Easterly line of Lippincott Avenue; thence North 21° East 25 feet to the Northeast corner of said Lippincott Avenue; thence North 69° West along the Northerly end line of said Lippincott Avenue to the Northwest corner of said Avenue, being the place of beginning. Said Parcel being a portion of Lot 1, Section 32, Township 38 South, Range 9 East of the Willamette Meridian.