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08/25/2023 10:56:36 AM

Fee: \$92.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:

Terry L. Dressell and Pamela C. Dressell,
Trustees of the Dressell Family Trust
5330 Homedale
Klamath Falls, OR 97603

WARRANTY DEED

Terry L. Dressell, Grantor, conveys and warrants to Terry L. Dressell and Pamela C. Dressell, Trustees of the Dressell Family Trust dated August 10, 2023, Grantees, and any amendments thereto the following described real property free of encumbrances except as specifically set forth herein:

See Attached Legal


More commonly known as 5350 Homedale, Klamath Falls, Oregon 97603.

There is no consideration for this conveyance. It is done for estate planning purposes.

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

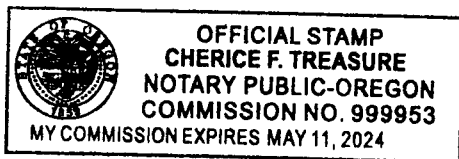
UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING 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.

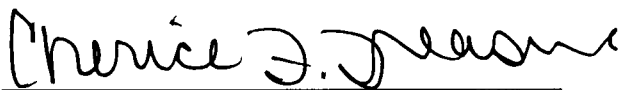
Dated this 10th day of August, 2023.


Terry L. Dressell

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Terry L. Dressell acknowledge the foregoing instrument to be his voluntary act. Before me this 10th day of August, 2023.




Notary Public for Oregon
My commission expires: 5-11-2024

Attached Legal

PARCEL 1

The Southerly 176 feet of the Easterly 240 feet of the following described parcel to wit:

A tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 870 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 280 feet along the West line of Homedale Road to an iron pin; thence West 323.8 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 285.1 feet from the above-described beginning point; thence East 285.1 feet, more or less, to the point of beginning. ALSO a tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 1150 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 240 feet along the West line of Homedale Road to an iron pin; thence West 353.0 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 323.8 feet from the above-described beginning point; thence East 323.8 feet, more or less, to the point of beginning.

PARCEL 2

The Southerly 176 feet of the following described parcel, to wit:

A tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 870 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 280 feet along the West line of Homedale Road to an iron pin; thence West 323.8 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 285.1 feet from the above-described beginning point; thence East 285.1 feet, more or less, to the point of beginning. ALSO a tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 1150 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 240 feet along the West line of Homedale Road to an iron pin; thence West 353.0 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 323.8 feet from the above-described beginning point; thence East 323.8 feet, more or less, to the point of beginning, EXCEPT the Easterly 240 feet thereof.