

Neal Buchanan
Returned at Counter

2023-007833

Klamath County, Oregon



00319681202300078330030034

09/08/2023 09:03:41 AM

Fee: \$92.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED DOCUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

Until A Change Is Requested

Send Tax Statements To:

GRANTEE

8202 Washburn Way
Klamath Falls, Oregon 97603

After Recording Return to:

GRANTEE

8202 Washburn Way
Klamath Falls, Oregon 97603

1. Name(s) of the transaction(s):

Re-recorded **WARRANTY DEED - STATUTORY FORM**

2. Direct Party (Grantor):

M. Elaine Lundeen

3. Indirect Party (Grantee):

Elaine Lundeen, Trustee of the Elaine Lundeen Trust uad 3-29-2023

4. True and Actual Consideration Paid: \$ 0.00

However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

This document is being re-recorded to correct the legal description set out in the **WARRANTY DEED - STATUTORY FORM**.

5. Rerecorded at the request of Neal G. Buchanan, Attorney to correct the legal description on the **WARRANTY DEED - STATUTORY FORM** previously recorded in 2023-002179 for the reason that **PARCEL 1: SET FORTH IN THE WARRANTY DEED HAD PREVIOUSLY BEEN CONVEYED BY THE GRANTOR BY DEED RECORDED AT VOL. M01 PAGE 50611.**

2023-002179

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

M. ELAINE LUNDEEN

8202 Washburn Way
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS:

ELAINE LUNDEEN Trustee of the

ELAINE LUNDEEN TRUST uad 3 - 29 -2023

8202 Washburn Way
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee



00313007202300021790020020

03/30/2023 09:49:07 AM

Fee: \$87.00

WARRANTY DEED - STATUTORY FORM

M. ELAINE LUNDEEN, Grantor, conveys and warrants to **ELAINE LUNDEEN, Trustee of the ELAINE LUNDEEN TRUST uad 3 - 29 - 2023, Grantee,** that certain real property in the County of Klamath, State of Oregon, civilly described as 8202 Washburn Way, Klamath Falls, Oregon, and legally described as follows to-wit:

Parcel 1:

Deleted
~~All that portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27 Township 39 South, Range 9 East of the Willamette Meridian, which lies Southwesterly of the First Unit Main Drain ditch which crosses said SW $\frac{1}{4}$ NW $\frac{1}{4}$. All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28 Township 39 South, Range 9 East of the Willamette Meridian, lying Easterly of the East line of Lost River Diversion channel, said East line being also the East line of premises described in ORDER FIXING VALUE AND FINAL JUDGMENT IN CONDEMNATION entered in case of United States of America vs. J. F. Newman, et al, Civil No. 4716, in the District Court of the United States for the District of Oregon, which order was recorded July 12, 1950, in Book 240, page 174, Deed Records of Klamath County, Oregon; EXCEPTING THEREFROM a strip of land 105 feet in width heretofore deeded to the United States of America for drainage purposes, and subject to a perpetual easement and right of way over and across a strip of land 40 feet in width off the North side thereof.~~

Parcel 2:

All that part of Lot 3 Section 28 Township 39 South, Range 9 E.W.M., lying East of the East line of the First Unit Main Drain ditch as now located and constructed across said property.

SUBJECT TO: Judgment and Declaration of taking recorded in Vol. 229 at page 308, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

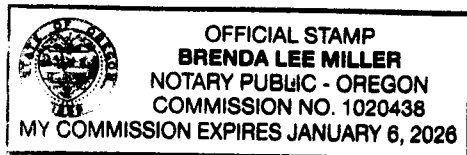
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 29th day of March, 2023.

M. Elaine Lundeen
M. ELAINE LUNDEEN

STATE OF OREGON, County of Klamath) ss:

Personally appeared **M. ELAINE LUNDEEN**, before me on the 29th day of March, 2023, and acknowledged the foregoing instrument to be her voluntary act and deed.



Brenda Lee Miller
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-6-26