

2023-008192

Klamath County, Oregon



09/19/2023 03:27:43 PM

Fee: \$87.00

Eugenia Mae Bell

Grantor

Eugenia Mae Bell, Trustee
PO Box 1367
Chiloquin, OR 97624

Grantee

After recording return to:
Michael Spencer

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 Eugenia Mae Bell, fka Eugenia Mae Perrin, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eugenia Mae Bell, Trustee(s) or Successor Trustee(s) of THE EUGENIA MAE BELL 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"

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 grantor, have executed this instrument this September 19, 2023.

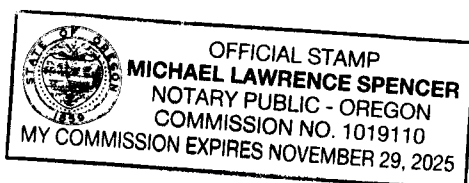
Eugenia Mae Bell
Eugenia Mae Bell

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Eugenia Mae Bell and acknowledge the foregoing instrument to be her voluntary act and deed on September 19, 2023.

(S E A L)

Before me,
Notary Public for Oregon



Legal Description
Exhibit "A"

PARCEL 1:

Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Section 18: The E1/2 SE1/4 SE1/4

Section 19: The E1/2 NE1/4 NE1/4 and all of the SE1/4 lying North of the Thread of
Sprague River

EXCEPTING THEREFROM that portion of the SE1/4 SE1/4 and the S1/2
S1/2 N1/2 SE1/4 of said section 19 lying North and East of the Thread of
Sprague River

PARCEL 2:

Parcel 1 of Land Partition 52-07 located in the NW1/4 and the SW1/4 of Section 20,
Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon