

RECORDING REQUESTED BY:



12809 SE 93rd Avenue
Clackamas, OR 97015

GRANTOR'S NAME:
Carolyn R. Settlemire

GRANTEE'S NAME:
The William R Diekmann and Susan M Diekmann Revocable
Living Trust

AFTER RECORDING RETURN TO:
Order No.: 45142306539-DG
The William R Diekmann and Susan M Diekmann Revocable
Living Trust
PO Box 7961
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
The William R Diekmann and Susan M Diekmann Revocable
Living Trust
PO Box 7961
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carolyn R. Settlemire, Grantor, conveys and warrants to William R Diekmann and Susan M Diekmann, Trustees of The William R Diekmann and Susan M Diekmann Revocable Living Trust, dated February 10, 2021, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$165,000.00). (See ORS 93.030).

SUBJECT TO: 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 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.

Ancrititle 604856 AM

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-14-23

Carolyn R. Settle
Carolyn R. Settle

State of Montana
County of Meagher

This instrument was acknowledged before me on Sept 14, 2023 by Carolyn R. Settle

Gayle G. Astor
Notary Public - State of ~~Oregon~~ Montana *gga*

My Commission Expires: 02/15/2025

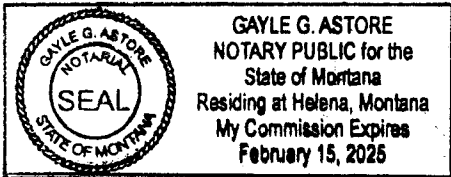


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of the Ashland-Klamath Falls Highway, which lies South 89°33' East along the section line a distance of 217.8 feet and North 28°15' East along the Westerly right of way line of said highway a distance of 67.85 feet from the iron pin which marks the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and then continuing North 28°15' East along the Westerly right of way of the Ashland-Klamath Falls Highway a distance of 45.2 feet to a point; thence North 89°33' West parallel to the section line a distance of 140.0 feet to a point; thence South 14°39' West a distance of 40.6 feet to a point; thence South 89°33' East parallel to the South section line of said Section 5 and 60.0 feet at right angles therefrom, a distance of 129.1 feet, more or less to the Point of Beginning.

PARCEL 2

Beginning at the most Southwesterly corner of Lot 18, Block 3 of RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Thence Southeasterly in a straight line to a point on the Westerly right of way of Greensprings Drive, said point being 22.5 feet Southerly of the Southeast corner of said Lot 18; thence South along Greensprings Drive 22.5 feet more or less to the Northeast corner of that tract conveyed to Charles L. Hess entered by Deed recorded in Volume M76, page 19826, Microfilm Records of Klamath County, Oregon; thence West along the North of said Hess property 136 feet to the Northwest corner of said Hess property; thence Northeasterly in a straight line to the Point of Beginning.

Subject to:

The 2023-2024 Taxes: A lien not yet due or payable.

City liens, if any, of the City of Klamath Falls.

Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.