

2023-009454

Klamath County, Oregon



00321620202300094540020020

11/02/2023 09:45:13 AM

Fee: \$87.00

Roger L. Vercruysse  
Grantor

Roger L. Vercruysse, Trustee  
12321 Mallory Drive  
Klamath Falls, OR 97603

Grantee

After recording return to:  
Grantees

Until a change is  
requested, all tax statements shall be sent to:  
Roger L. Vercruysse, Trustee  
12321 Mallory Dr., Klamath Falls, OR 97603

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Roger L. Vercruysse, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roger L. Vercruysse and Janet Ann Vercruysse, Trustees of THE VERCRUYSSSE LIVING TRUST hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees 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 EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

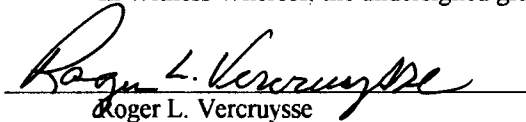
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 October 25, 2023.

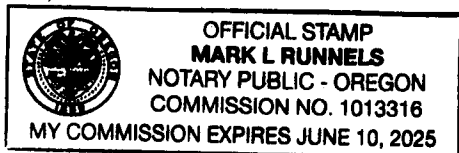
  
Roger L. Vercruysse

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Roger L. Vercruysse and acknowledged the foregoing instrument to be his voluntary act and deed.

This 25<sup>th</sup> day of October, 2023.

(S E A L)



Before me:   
Notary Public for Oregon

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 3 of Land Partition 39-00, said Land Partition being a Partition of Parcel 1 of Land Partition 56-98, situated in the SW1/4 NW1/4 Section 10, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon.**

**TOGETHER WITH an easement for access, public utilities, sewer and drainage over, across and under Chokecherry Court as created by instrument dated May 12, 1991, recorded November 12, 1992 in Volume M92, page 26854, Microfilm Records of Klamath County, Oregon, EXCEPT the West 30 feet of said Parcel 3 lying within said Chokecherry Court.**

**Tax Account No.:        3910-010BC-00604-000**

**Key No.:        887294**