

2023-010867

Klamath County, Oregon

After recording return to:
Kent Hickam
P.O. Box 1041
Albany, OR 97321



00323281202300108670030033

12/20/2023 11:36:26 AM

Fee: \$92.00

Until a change is requested, all tax statements
shall be sent to the following address: no change

WARRANTY DEED

GRANTOR: Brian Ernest Lange, 3949 Spicer Dr. S.E., Albany, OR 97322

CONVEYS AND WARRANTS TO

GRANTEE: Brian Ernest Lange, Trustee of the Brian Lange Revocable Living Trust dated June
23, 2020, 3949 Spicer Dr. S.E., Albany, OR 97322

all of his right, title and interest in the following described real property in Klamath County,
Oregon:

See Exhibit "A" attached hereto.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$ -0-. This conveyance is
being 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, 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.

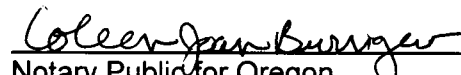
DATED this 23 day of June, 2020.


BRIAN ERNEST LANGE

STATE OF OREGON)
) ss.
County of Linn)

Personally appeared before me the above named Brian Ernest Lange and
acknowledged the foregoing to be his voluntary act and deed.

DATE: June 23, 2020


Notary Public for Oregon
Commission expires: 8-12-2022

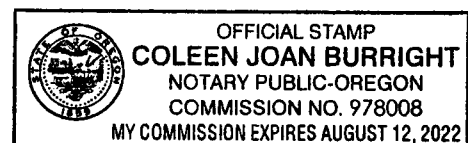


Exhibit "A"

PARCEL 1:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in the Southwesterly direction along the West line of Highway 97, 255 feet to the point of beginning meets and bound description of land herein conveyed: Thence Southwesterly continuing along Highway 97, 50 feet; thence in a Northwesterly direction at right angle to said highway 100 feet; thence in a Northeasterly direction parallel to said highway 50 feet: Thence in a Southeasterly direction at right angles to said highway 100 feet to place of beginning. Situated in Section 31, Township 24 South, Range 9 E.W.M., except that parcel of land which was deeded to the Oregon State Highway Commission in: Deed recorded February 18, 1943 in Volume 153 page 140, Records of Klamath County, Oregon.

PARCEL 2:

Commencing at a point 857.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 E.W.M., thence in a Southwesterly direction along the West line of Highway 97, 305 feet; Thence Northwesterly 80 feet angle to the highway right of way to the point of beginning metes and bounds description of land herein conveyed: Thence Northwesterly 100 feet thence Northeasterly at right angles 50 feet: Thence Easterly 100 feet thence Southwesterly 50 feet, parallel Highway 97 to place of beginning, situated in Section 31, Township 24 South, Range 9 E.W.M.

PARCEL 3:

A parcel of land containing 0.12 acres, situate on the West side of U.S. Highway 97 in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, T.24S., R.9.E.W.M., Klamath County, Oregon, and more particularly described as follows:

COMMENCING AT A POINT, a 2 $\frac{1}{2}$ " brass-capped steel pipe at the intersection of the North Line of Section 31 and the NW line of U.S. Highway 97 and 50 feet from the centerline thereof, from which the NW corner of Section 31 bears North 89° 04' 28" West 847.46 feet; THENCE along the NW line of said U.S. Highway 97, S 25° 16' 43" W 273.34 feet to the POINT OF BEGINNING, a #5 plastic-capped steel rod set along the NW line of U.S. Highway 97 and 50 feet from the centerline thereof; THENCE continuing along said NW line of U.S. Highway 97 S 25° 16' 43" W 29.75 feet to a point; THENCE along a line at right angles to U.S. Highway 97, N 64° 43' 17" W 180.00 feet to a point; THENCE along a line parallel with U.S. Highway 97, N 25° 16' 43" E 29.75 feet to a point, the original SW corner of Tax Lot 3700; THENCE along a line at right angle to U.S. Highway 97 and with the original S.W. Lines of Tax Lots 3700 and 3600, S 54° 43' 17" E 180.00 feet to the point of beginning.

PARCEL 4:

Real property in the County of Klamath, State of Oregon, described as follows: All that portion of Parcel 1 as shown on Partition No. LP 61-96/Curbow, filed in Volume 3 of Partition plats in the Klamath County Clerk's Office, located in the Southeast Quarter of the Northwest Quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Together with a portion of Parcel 2 as shown on Partition No. LP 61-96/Curbow, filed in Volume 3 of Partition Plats in the Klamath County Clerk's Office, located in the Southeast Quarter of the Northwest Quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said Parcel 2; thence North 00° 7' 39" East along the Westerly line of said Parcel 2, a distance of 100.00 feet; thence South 89° 31' 03" East parallel with the Southerly line of said Parcel 2, a distance of 205.00 feet to the West line of a 30.00 foot wide easement for road and utility purposes; thence continuing South 89° 31' 03" East 15.00 feet to the centerline of said easement; thence South 00° 07' 29" West along said easement centerline, 100.00 feet to the Southeast corner of said Parcel 2; thence North 89° 31' 03" West along the Southerly line of said Parcel 2, a distance of 15.00 feet to the West line of said easement; thence continuing North 89° 31' 03" West along the South line of said Parcel 2, a distance 205.00 feet to the true point of beginning.

PARCEL 5:

That portion of the SE ¼ NE ¼ of Section 25 Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 220 feet West and 215 feet North of the Southeast corner of the SE ¼ NE ¼ of said Section 25, Township 24 South, Range 8 East of the Willamette Meridian; thence North parallel with the East line of said SE ¼ NE ¼ 225 feet; thence West parallel with the North line of said SE ¼ NE ¼, 220 feet; thence South parallel with the East line of said SE ¼ NE ¼, 225 feet; thence East parallel with the South line of said SE ¼ NE ¼, 220 feet to the point of beginning.