

Returned at Counter

2024-002148
Klamath County, Oregon



03/21/2024 12:11:10 PM

Fee: \$92.00

GRANTOR NAMES AND ADDRESS

Glenda J. Buchanan aka
Glenda J. Stilwell
14043 Algoma Road
Klamath Falls, Oregon 97601

GRANTEE NAMES AND ADDRESS

Robert Lee Stilwell and
Glenda J. Stilwell
14043 Algoma Road
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

Robert Lee Stilwell and
Glenda J. Stilwell
14043 Algoma Road
Klamath Falls, Oregon 97601

**UNTIL A CHANGE IS REQUESTED, SEND
TAX STATEMENTS TO**

Grantees

WARRANTY DEED - STATUTORY FORM

GLEND A J. BUCHANAN aka **GLEND A J. STILWELL**, GRANTOR, conveys and warrants to **ROBERT LEE STILWELL** and **GLEND A J. STILWELL, Husband and Wife, GRANTEES**, that certain real property located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated herein by reference as though fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance stated in terms of dollars is \$0. However, the 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 21ST day of March, 2024.

Glenda J. Buchanan
GLEND A J. BUCHANAN, Grantor

Glenda J. Stilwell
GLEND A J. STILWELL, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 21ST day of March, 2024, by **GLEND A J. BUCHANAN aka GLEND A J. STILWELL, Grantor.**

Katie Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27



Exhibit A Legal Description

All that portion of the $S\frac{1}{2}S\frac{1}{2}$ and the South 200 feet of the $N\frac{1}{2}S\frac{1}{2}$ lying East of the Dalles California Highway 97 and North of the County Road in Section 13, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM those portions of the above described property lying within the boundaries of the high water of Klamath Lake.

ALSO EXCEPTING THEREFROM the following:

A parcel of land situated in the $S\frac{1}{2}$ of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron rod from which the Brass Cap Section corner common to Sections 13, 18, 19, and 37, said Township and Range bears South $49^{\circ} 50' 12''$ East, 2347.98 feet; thence South $03^{\circ} 08' 03''$ West, 1086.90 feet to a $\frac{1}{2}$ inch iron rod on the Northerly right of way line of the Algoma County Road; thence along the Northerly right of way line of the Algoma County Road as follows: South $82^{\circ} 28' 41''$ West, 121.44 feet to a $\frac{1}{2}$ inch iron rod; thence South $82^{\circ} 28' 41''$ West, 207.89 feet to a $\frac{1}{2}$ inch iron rod; thence along the arc of a curve to the left, 232.56 feet (central angle $11^{\circ} 19' 53''$, radius 1175.92 feet, chord bears South $76^{\circ} 48' 45''$ West, 232.18 feet) to a $\frac{1}{2}$ inch iron rod; thence South $71^{\circ} 08' 48''$ West, 84.59 feet to a $\frac{1}{2}$ inch iron rod; thence along the arc of a curve to the right 227.32 feet (central angle $39^{\circ} 41' 45''$, radius 328.10 feet; chord bears North $89^{\circ} 00' 20''$ West, 222.80 feet) to a $\frac{1}{2}$ inch iron rod; thence North $69^{\circ} 09' 27''$ West, 662.86 feet to a $\frac{1}{2}$ inch iron rod at the intersection with the Easterly right of way line of U.S. Highway 97; thence leaving said Northerly right of way line North $17^{\circ} 06' 39''$ East, 47.10 feet along said Easterly right of way line to a $\frac{1}{2}$ inch iron rod; thence continuing along said Easterly right of way line North $17^{\circ} 06' 39''$ East, 8 feet, more or less, to the high water mark of Klamath Lake; thence leaving said Easterly right of way line in a Northeasterly direction along the high water mark of Klamath Lake to a point from which a $\frac{1}{2}$ inch iron rod bears South $89^{\circ} 52' 06''$ East, 13 feet, more or less; thence leaving the high water mark South $89^{\circ} 52' 06''$ East, 13 feet, more or less, to a $\frac{1}{2}$ inch iron rod; thence South $89^{\circ} 52' 06''$ East, 536.63 feet to a $\frac{1}{2}$ inch iron rod; thence South $89^{\circ} 52' 06''$ East 119.51 feet to the point of beginning; EXCEPTING THEREFROM that portion lying West of the high water line of the lake.