



04/01/2024 11:22:37 AM

Fee: \$97.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, OR 97601

Send tax statements to:

Dean E. Sligar and Aleece A. Sligar  
817 E. Holly Avenue  
Murray, UT 84107

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## WARRANTY DEED

Dean E. Sligar, Grantor, conveys and warrants to Dean E. Sligar and Aleece A. Sligar, as Tenants by the Entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

There is no consideration for this conveyance. It is 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, 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

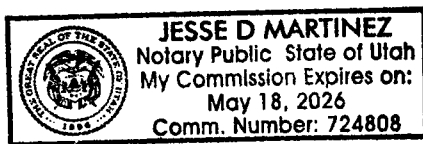
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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.

Dated this 18 day of MARCH, 2024.

Dean E. Sligar  
Dean E. Sligar

STATE OF Utah )  
 ) ss.  
County of Salt Lake )

Personally appeared the above-named Dean E. Sligar, and acknowledged the foregoing instrument to be his voluntary act. Before me this 18 day of March, 2024.



[Signature]  
Notary Public for The UPS Store  
My Commission Expires: May 18, 2026

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

The South 105 feet of the following-described parcel of real property:

Beginning at point North 1332' more or less to the South line of the NW1/4 SW1/4 of Sec. 20 Twp. 38 S., Range 9 East, W.M., and 30' from the corner common to Sections 19, 20, 29 and 30 in Twp. 38 S., Range 9 East, W.M., thence North and parallel with the West line of Sec. 20 aforesaid, 60' for the place of beginning; thence North and parallel with West line of said Sec. 20, 60'; thence East and parallel with the South line of said Section 87.11'; thence South and parallel to first course, 60' thence West and parallel with South line of said Section 87.11' to the place of beginning, being a strip of land 60' by 87.11' and being in the NW1/4 SW1/4 of said Sec. 20, aforesaid Township and Range, containing 0.12 acres more or less, according to plat of said parcel on file in the office of the County Clerk of Klamath County, Oregon;

AND

Beginning at a point North 1332' more or less to South line of the NW1/4 SW1/4 of Sec. 20 and East 30' from the corner common to Sections 19, 20, 29 and 30 of Twp. 38 S., Range 9 East, W.M., thence North and parallel with the West line of Sec. 20 aforesaid, 60'; thence East and parallel with the South line of said Section, 87.11'; thence South and parallel to first course 60' to South line of NW1/4 SW1/4 of said Sec. 20; thence West along said South line of said NW1/4 SW1/4 87.11' to the point of beginning, being a portion of the NW1/4 SW1/4 of Sec. 20, Twp. 38 S., Range 9 E., W.M., containing 0.11 acres more or less, according to plat of said parcel on file in the office of the County Clerk, of Klamath County, Oregon.

Tax Account No.: 439895  
commonly known as 2805 Montelius, Klamath Falls, Oregon.

PARCEL 2

Parcel 1 of Land Partition 44-94 filed September 13, 1994, being situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No.: 440142  
referred to as a bare land located on Montelius, Klamath Falls, Oregon.

EXHIBIT "A"  
LEGAL DESCRIPTION  
CONTINUED

PARCEL 3

Beginning at a point North 1332' more or less to the South line of the NW1/4 SW1/4 of Sec. 20, Twp. 38 S., Range 9 East, W.M., and 30' from the corner common to Sections 19, 20, 29 and 30 in Twp. 38 S., Range 9 East W.M., thence North and parallel with the West line of Sec. 20 aforesaid, 60' from the place of beginning; thence North and parallel with West line of said Sec. 20, 60'; thence East and parallel with the South line of said Section, 87.11'; thence South and parallel to first course, 60' thence West and parallel with South line of said Section, 87.11' to the place of beginning, being a strip of land 60' by 87.11 ' and being in the NW1 /4 SW1/4 of said Sec.20, aforesaid Township and Range, containing .012 acres more or less, according to plat of said parcel on file in the office of the County Clerk of Klamath County, Oregon.

AND

Beginning at a point North 1332' more or less to South line of the NW1 /4 SW1/4 of Sec. 20 and East 30' from the corner common to Section 19, 20, 29 and 30 of TWP. 38S., Range 9 East, W.M., thence North and parallel with the West line of Sec. 20 aforesaid, 60'; thence East and parallel with the South line of said Section, 87.11'; thence South and parallel to first course 60' to South line of NW1/4 SW1/4 of said Sec.20; thence West along said South line of said NW1/4 SW1/4 87.11' to the point of beginning, being a portion of the NW1/4 SW1/4 of Sec. 20, Twp. 38 S., Range 9 E., W.M. containing 0.11 acres more or less, according to plat of said parcel on file in the office of the County Clerk of Klamath County, Oregon,

Tax Account No.: 439877  
commonly known as 2811 Montelius, Klamath Falls, Oregon.