

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2024-002809

Klamath County, Oregon



00327160202400028090030031

04/15/2024 11:21:44 AM

Fee: \$92.00

After recording, return to (Name and Address):

Donal Sweden

1944 Gary St

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to
(Name and Address):

Same as above

[SPACE RESERVED FOR RECORDER'S USE]

WARRANTY DEED

Donal Sweden

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to Robin E. Bell & Donal Sweden
right of Survivorship("grantee"), and to grantee's heirs, successors and assigns, all of
that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
Oregon, legally described (check one):☒ as set forth on the attached Exhibit A, and incorporated by this reference.☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real
property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

No Exceptions

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully
claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 1.00 ;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



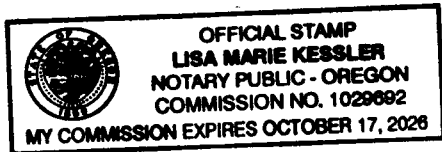
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on April 15, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Donald Sweden

STATE OF OREGON, County of Klamath
 This record was acknowledged before me on April 15, 2024
 by Donald Sweden
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____



Lisa M. Kessler
 Notary Public for Oregon
 My commission expires October 17, 2026

EXHIBIT "A"

488358AM

PARCEL 1:

A parcel of land lying in Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; the said Parcel being that portion of Lots 1 and 2 and the N1/2 of Lot 3, said Block 6 lying Southeasterly of the following described line:

Beginning at a point opposite and 100 feet Southeasterly of Engineer's Station 179+50 on the center line of the relocated The Dalles-California Highway; thence Southwesterly in a straight line to a point opposite and 125 feet Southeasterly of Engineer's Station 187+50 on said center line, which center line is described as follows:

Beginning at Engineer's center line Station 173+89.60, said station being 3064.47 feet North and 2316.65 feet East of the Southwest corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 28° 36' 30" West 5610.4 feet to Engineer's center line Station 230+00.

Bearings are based upon the Oregon Co-ordinate System, South Zone.

PARCEL 2:

The S1/2 of Lot 3, Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission.

PARCEL 3:

Lot 4, Block 6, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon Highway Commission.
