

2024-002867

Klamath County, Oregon

04/16/2024 01:52:01 PM

Fee: \$92.00

*Send tax statements to:
Same as current.*

After recording, return to:
Benjamin M. Kearney
Arnold Gallagher P.C.
800 Willamette Street, Suite 800
Eugene, OR 97401

WARRANTY DEED

Ronald L. Hein, Grantor, conveys and warrants to ***Ronald L. Hein and/or Julie A. Hein, as Co-Trustees of the Ron & Julie Hein Joint Trust***, Grantees, the described real properties situated in Klamath County, Oregon:

See attached Exhibit A

The property being conveyed from Grantor to Grantee is free from encumbrances except easements and conditions of public record.

The true consideration for this conveyance is other than money.

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 16th day of April, 2024.

[SIGNATURE AND NOTARY BLOCK ON FOLLOWING PAGE.]

1 - WARRANTY DEED

N:\F - J\Hein, Ronald & Julie 23095\Estate Plan 23095-1\Documents\Warranty Deed (Bare Lots Klamath Co) FINAL.doc

Ronald L. Hein
Ronald L. Hein

STATE OF OREGON)
 : ss.
County of Lane)

Personally appeared before me this 16th day of April, 2024, the above, **Ronald L. Hein**, and acknowledged the foregoing instrument to be his voluntary act and deed.



K. Hutchinson
Notary Public for Oregon
My Commission Expires: 7/19/2025

Exhibit A

Lot #2: E $\frac{1}{2}$ N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, Township 25S, Range 8E, Willamette Meridien, Five acres more or less. Subject to a twenty foot (20 ft) wide easement for power utility use. Subject to reservations and restrictions of record. Subject to twenty foot (20 ft) wide easement on West boundary for mutual roadway and all other roadway purposes.

AND

Lot #4: E $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, Township 25S, Range 8E, Willamette Meridian, Five acres more or less. Subject to a thirty foot (30 ft) wide easement parallel and along West boundary for mutual roadway and all other roadway purposes. Subject to a twenty foot (20 ft) wide easement for power utility use. Subject to reservations and restrictions of record.

3 - WARRANTY DEED

N:\F - JHein, Ronald & Julie 23095\Estate Plan 23095-1\Documents\Warranty Deed (Bare Lots Klamath Co) FINAL.doc