

2024-004142

Klamath County, Oregon



00328780202400041420030033

05/24/2024 10:39:13 AM

Fee: \$92.00

Grantor's Name and Address:

Elizabeth Busch White
146 NW 28th St.
Corvallis, OR 97330

Grantee's Name and Address:

Elizabeth Busch White, Trustee
146 NW 28th St.
Corvallis, OR 97330

After recording, return to:

Marek & Lanker, LLP
810 SW Madison Avenue
Corvallis, OR 97333

Send all tax statements to:

Elizabeth Busch White, Trustee
146 NW 28th St.
Corvallis, OR 97333

Consideration - \$0

WARRANTY DEED

GRANTOR: 146 Investment Company an Oregon Partnership, does hereby convey and warrant unto

GRANTEE: Elizabeth Busch White, Trustee or her successors in trust under the Hugh Richard White Bypass Trust dated August 26, 2023, as to the following described property located in Klamath County, State of Oregon:

See Attached Exhibit "A"

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those covenants, restrictions, easements and other matters of record.

The true and actual consideration paid for this transfer is \$0.

The liability and obligations of the grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of the grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

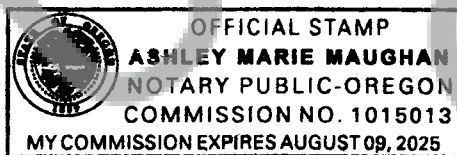
IN WITNESS WHEREOF, the grantor has executed this instrument on the 20 day of May 2024.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Elizabeth Busch White
146 Investment Company an Oregon Partnership
By: Elizabeth Busch White, Partner

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on this 20 day of May, 2024, by Elizabeth Busch White in her capacity as Partner.



Ashley Marie Maughan
NOTARY PUBLIC FOR OREGON
My Commission Expires: August 9, 2025

EXHIBIT "A"

PARCEL I

1. Beginning at a point which is the intersection of the south line of the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the westerly line of the Sycan River; thence westerly along the south line a distance of 280 feet to the true point of beginning; thence continuing west along the south line a distance of 280 feet to a point; thence north 150 feet to a point; thence east 280 feet to a point; thence south 150 feet to the point of beginning.
2. Beginning at a point which is the intersection of the south line of the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the westerly line of the Sycan River; thence westerly along the south line a distance of 280 feet to a point; thence north a distance of 150 feet to a point; thence east to the west line of the Sycan River; thence southeasterly along the west line of the River to the point of beginning.

Situs: Map 3512-00500-00500; 3512-00600-01500
Klamath County, Oregon