

2024-004209

Klamath County, Oregon



00328862202400042090020024

05/28/2024 10:31:18 AM

Fee: \$87.00

Noelene Watts

Grantor

Noelene Watts, Trustee  
PO Box 4  
Bly, OR 97622

Grantee

After recording return to:  
Grantee

Until a change is  
requested, all tax statements  
shall be sent to the following address: Same as Grantee

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Noelene Watts, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Noelene Watts, Trustee(s) or Successor Trustee(s) of THE NOELENE WATTS LIVING TRUST, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1:

**Township 37 South, Range 13 East of the Willamette Meridian,  
Section 14: SW1/4SW1/4  
Section 23: W1/2NW1/4; NW1/4SW1/4**

PARCEL 2:

**See attached Exhibit A**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said 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 of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, have executed this instrument this May 21, 2024

Noelene Watts  
Noelene Watts

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Noelene Watts and acknowledge the foregoing instrument to be her voluntary act and deed on May 21, 2024

(S E A L)

Before me:  
Notary Public for Oregon

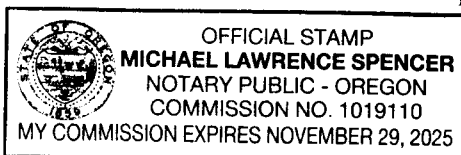


EXHIBIT "A"

Real property located in Klamath County, Oregon, to-wit:

Government Lots 1, 2, 3, the S  $\frac{1}{2}$  of NE  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, lying Northerly of Klamath Falls-Lakeview Highway, Excepting the following described parcels:

- A. Beginning at the Northeast corner of the NW  $\frac{1}{4}$  of Section 2, Township 37 South, Range 14, East of the Willamette Meridian; Thence S. 210 feet; thence W. 840 feet; thence N. 210 feet; thence East along the North line of said Section 2 to the place of beginning.
- B. Beginning at the Section corner common to Sections 35 and 36, Township 36 South, Range 14 East of the Willamette Meridian and Sections 1 and 2 of Township 37 South, Range 4 East of the Willamette Meridian; thence West along the Northerly line of Section 2, 1980 feet; thence S. 133 feet; thence East parallel to said Section line 1620 feet; thence S. 560 feet; thence East parallel to said Section line 360 feet to the East line of said Section 2; thence North along said Easterly line of said Section 2, 693 feet to the place of beginning.
- C. Beginning at the point of intersection of the North line of Klamath Falls-Lakeview Highway with the East line of Section 2, Township 37 South, Range 14 E.W. and running thence; N.  $66^{\circ}45'$  W along the North line of the Klamath Falls-Lakeview Highway to a point which lies 360 feet West when measured at right angles from the East line of Section 2; thence N. parallel to the East line of Section 2 to the Southwest corner of that certain tract described in Deed Volume 243 on page 444; thence East along the south line of the above described tract a distance of 360 feet to the East line of Section 2; thence South along the East line of Section 2 to the point of beginning.
- D. Beginning at the section corner common to Sections 35 and 36, Township 36 South, Range 14 East of the Willamette Meridian, and Sections 1 and 2, Township 37 South, Range 14 East of the Willamette Meridian; thence West along the North line of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, a distance of 1980 feet to the Northwest corner of that tract of land described in Volume 243 at page 444, Deed Records of Klamath County, Oregon; begin the true point of beginning of this description; thence South along the West line of the aforesaid tract of land described in Volume 243 at page 444, Deed Records of Klamath County, Oregon, a distance of 42.53 feet; thence North  $81^{\circ}42'$  West a distance of 292.33 feet to a point on the North line of said Section 2; thence East along the North line of said Section 2, this line also being the South line of that tract of land described in Volume M-76 on page 4281, Deed Records of Klamath County, Oregon, a distance of 289.23 feet to the true point of beginning.
- E. Beginning at a point from which the Northwest corner of said Section 2 bears North  $69^{\circ}06'48''$  West, 2883.94 feet; thence North  $01^{\circ}26'15''$  East, 149.88 feet; thence North  $89^{\circ}50'18''$  East 290.4 feet; thence South  $01^{\circ}13'54''$  West, 150.46 feet; thence South  $89^{\circ}57'20''$  West, 29056 feet to the point of beginning.
- F. That portion of Government Lot 3 described in the following parcel: Beginning at the Northwest corner of that particular tract of real property described in Volume 93 on page 174 of Deed Records of Klamath County, Oregon, which corner is described therein as being on the North line of Section 2, Township 37 South, Range 14 East, Willamette Meridian, a distance of 840 feet West of the Northeast corner of the Northwest quarter thereof; thence South along the West boundary of the aforesaid particular tract of real property, and boundary extended, a distance of 1303.0 feet, more or less to the Northerly right of way boundary of the Klamath Falls-Lakeview Highway; thence North  $66^{\circ}43'$  West along said highway right of way boundary, a distance of 1596.5 feet, more or less to the Easterly boundary of that particular tract of land described in Volume 300, page 126 of Deed Records of Klamath County, Oregon; thence North  $6^{\circ}$  East along said Easterly boundary, 672.0 feet to the North boundary of aforesaid Section 2; thence East along the North boundary of said Section 2, 1465.0 feet; more or less to the point of beginning.
- G. Beginning at the Northwest corner of that particular tract of real property described in Volume 93, page 174 of Deed Records of Klamath County, Oregon, which corner is described therein as being on the North line of Section 2, Twp. 37 S. R. 14 E.W.M., a distance of 840 feet West of the Northeast corner of the NW  $\frac{1}{4}$  thereof; thence South along the West boundary of the aforesaid particular tract of real property, and boundary extended, a distance of 210 feet to the true point of beginning; thence continuing South 1,093.0 feet more or less to the Northerly right of way boundary of the Klamath Falls Lakeview Highway; thence South  $66^{\circ}43'$  East along said Highway right-of-way boundary, a distance of 129 feet to a point; thence North parallel to the West line of this description a distance of 1110.00 feet to a point 85 feet due East of the true point of beginning; thence West 85 feet to the point of beginning.