

Returned at Counter
Neal Buchanan

2024-004401
Klamath County, Oregon



06/03/2024 10:38:20 AM Fee: \$87.00

GRANTORS NAMES AND ADDRESS

LEROY T. BIELER and PEGGY J. BIELER
2880 Kane Street
Klamath Falls, Oregon 97603

GRANTEES NAMES AND ADDRESS

LEROY BIELER and PEGGY BIELER, Trustees of
the LEROY AND PEGGY BIELER REVOCABLE TRUST
2880 Kane Street
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL CHANGE IS REQUESTED

SEND TAX STATEMENTS TO

GRANTEES
2880 Kane Street
Klamath Falls, Oregon 97603

WARRANTY DEED - STATUTORY FORM

LEROY T. BIELER and PEGGY J. BIELER, Grantors, convey and warrant to
LEROY BIELER and PEGGY BIELER, Trustees of the LEROY AND PEGGY BIELER
REVOCABLE TRUST uad 06-03-2024 Grantees, that certain real property
described as follows:

Parcel 1:

Residential Real Property civilly described as 2880 Kane Street,
Klamath Falls, Oregon and legally described as follows, to-wit:

The S½ of Lot 24 of BAILEY TRACTS.

Parcel 2:

Real Property civilly described as 2143 Hope Street, Klamath Falls,
Oregon and legally described on EXHIBIT "A" attached hereto and
incorporated herein by reference as though fully set forth.

The true and actual consideration for this conveyance is \$0.
However, the actual consideration consists of or includes other
property or value given or promised which is the whole consideration,
being for estate planning purposes.

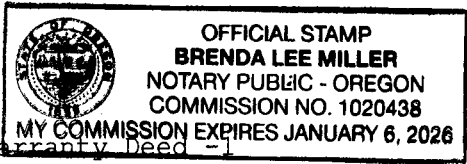
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301
AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections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

LEROY T. BIELER, Grantor

PEGGY J. BIELER, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3rd day of
June, 2024, by LEROY T. BIELER and PEGGY J. BIELER, Grantors.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-6-26

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property is situated in Klamath County, Oregon.

A portion of SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point of the South boundary of said SE1/4 NW1/4 495 feet East of the Southwest corner of said SE1/4 NW1/4; thence North and parallel to the West line of said SE1/2 NW1/4 420 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE1/4 NW1/4 165 feet; thence North and parallel to the West line of said SE1/4 NW1/4 200 feet; thence West and parallel to the North line of said SE1/4 NW1/4 200 feet to the place of beginning.

EXCEPTING THEREFROM the West 25 feet in Hope Street.

ALSO EXCEPTING THEREFROM a tract of land situated in the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South boundary of said SE1/4 NW1/4 495 feet East of the Southwest corner of said SE1/4 NW1/4; thence North and parallel to the West line of said SE1/4 NW1/4 420 feet to the Southwest corner of the tract herein described being the place of beginning of this description, said place of beginning also being North 89° 25' 00" East 495.00 feet and South 00° 35' 25" East 900.00 feet from the 1-inch iron axle marking the Southwest corner of Lot 82, PLEASANT HOME TRACTS, a duly recorded subdivision; thence North 00° 35' 25" West 110.00 feet; thence North 89° 25' 00" East 165.00 feet; thence South 00° 35' 25" East 110.00 feet; thence South 89° 25' 00" West 165.00 feet to the place of beginning of this description, with bearing based on the South line of said Pleasant Home Tracts as being North 89° 25' 00" East.

Tax Account No: 3909-002BD-05100-000

Key No: 517587