

2024-004484

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS**

MARVIN DEAN WALKER  
CHLOE E WALKER  
PO BOX 190  
BEATTY, OREGON 97621



00329185202400044840020021

06/05/2024 08:52:12 AM

Fee: \$87.00

**GRANTEES NAME AND ADDRESS**

DEAN WALKER & CHLOE WALKER,  
Trustees of the WALKER FAMILY TRUST  
PO BOX 190  
BEATTY, OREGON 97621

**AFTER RECORDING RETURN TO**

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

**SEND TAX STATEMENTS TO**

GRANTEES  
PO BOX 190  
BEATTY, OREGON 97621

**WARRANTY DEED - STATUTORY FORM**

MARVIN DEAN WALKER and CHLOE E WALKER, Grantors, convey and warrant to DEAN WALKER and CHLOE WALKER, Trustees of the WALKER FAMILY TRUST uad 6-4-24 Grantees, that certain real property located in Klamath County, State of Oregon, legally described as Parcel 1, Parcel 2 and Parcel 3 on Exhibit A, attached hereto and incorporated herein by reference as though fully set forth; as well as Parcel 4 located in Klamath County, State of Oregon, legally described as follows, to-wit:

E ½ SW ¼ Section 28, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

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."

MARVIN DEAN WALKER, Grantor

CHLOE E WALKER, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 4th day of June, 2024, by MARVIN DEAN WALKER and CHLOE E WALKER, Grantors.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-9-27

EXHIBIT A

PARCEL 1

The S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$  and the SE $\frac{1}{4}$  of Section 34, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.\*

PARCEL 2

Section 34, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the SE $\frac{1}{4}$ NE $\frac{1}{4}$ ,

EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ , (also known as the Clark Chocktoot Allotment #1001), lying East of the Klamath County Road, and that portion of said allotment lying West of the Klamath County Road and described by metes and bounds as follows:

Beginning on the West boundary of Klamath County Road right of way, which point bears West, 40.0 feet from the quarter section corner common to Sections 34 and 35, Township 35 South, Range 12 East of the Willamette Meridian; thence West 150.0 feet along the South boundary of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 34; thence North 370.0 feet; thence East, 95.0 feet; thence South 14° 46' East, 97.5 feet along said road right of way line; thence continuing on said right of way along the arc of a 6° 16' curve, a distance of 235.8 feet, the long chord bears South 7° 23' East 235.2 feet; thence South 42.4 feet along said road right of way line to a point of beginning.

PARCEL 3

A parcel of land lying in Section 35, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Those parts of the S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  and of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  lying Northwesterly of Indian Service Road S-65 commonly known as Godowa Springs Road.

TOGETHER WITH Certificates of Water Right No. 33928 and 33929 and 34901