

Returned at Counter

Neal Buchanan

2024-004983

Klamath County, Oregon



00329810202400049830030032

06/20/2024 02:24:11 PM

Fee: \$92.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON PRESENTING THE ATTACHED  
DOCUMENT FOR RECORDING. ANY ERRORS  
IN THIS COVER SHEET DO NOT AFFECT  
THE TRANSACTION(S) CONTAINED IN THE  
INSTRUMENT ITSELF.

**Until A Change Is Requested**

**Send Tax Statements To:**

**GRANTEES**

2880 Kane Street  
Klamath Falls, Oregon 97603

**After Recording Return to:**

**GRANTEES**

2880 Kane Street  
Klamath Falls, Oregon 97603

1. Name(s) of the transaction(s):

Re-recorded **WARRANTY DEED - STATUTORY FORM**

2. Direct Party (Grantors):

**LEROY T. BIELER and PEGGY J. BIELER**

3. Indirect Party (Grantees):

**LEROY BIELER and PEGGY BIELER, Trustees of the LEROY AND PEGGY  
BIELER REVOCABLE TRUST uad 06-03-2024**

4. The true and actual consideration for this conveyance is \$ 0.00.  
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.

This document is being re-recorded to correct the legal description  
of Parcel 1 in the WARRANTY DEED recorded on June 3, 2024 at 2024-  
004401. An omitted portion of the legal description ("The West 164  
feet of the North ½ of Lot 24 BAILEY TRACTS") has been inserted.

This document is also being re-recorded to correct the legal  
description of Parcel 2 by attaching a corrected Exhibit A.

5. Re-recorded at the request of Neal G. Buchanan to correct the  
Parcel 1 and Parcel 2 legal descriptions of the **WARRANTY DEED -  
STATUTORY FORM** previously recorded at 2024-004401.

Returned at Counter  
Neal Buchanan

**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

2024-004401

Klamath County, Oregon



00329086202400044010020025

06/03/2024 10:38:20 AM

Fee: \$87.00

**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.

The West 164 feet of the North 1/2 of Lot 24 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.

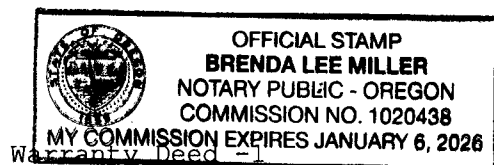
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301  
AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND  
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections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

A portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point of the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  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 SE $\frac{1}{4}$ NW $\frac{1}{4}$  165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  200 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  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 SE $\frac{1}{4}$ NW $\frac{1}{4}$  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 SE $\frac{1}{4}$ NW $\frac{1}{4}$  495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  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 bearings based on the South line of said Pleasant Home Tracts as being North 89° 25' 00" East.