

2024-006126

Klamath County, Oregon



00331124202400061260030033

07/16/2024 10:12:27 AM

Fee: \$92.00

Johnney Duane Kness

Grantor

Johnney Duane Kness and Donna Marie Kness, Trustees

PO Box 54
Bly, OR 97622

Grantees

After recording return to:
Michael L. Spencer

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

Returned at Counter

WARRANTY DEED

Johnney Duane Kness, aka John D. Kness, and Donna Marie Kness, aka Donna Kness Grantor, conveys to the Johnney Duane Kness and Donna Marie Kness, Trustees of the Kness Family Living Trust, or their Successors, Grantees, the real property and all improvements with the tenements, hereditaments and appurtenances thereunto belonging or appertaining thereon located in Klamath County, Oregon, described as follows:

See attached Exhibit "A":

Grantor represents and warrants that except as previously disclosed in writing to the Grantees, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantor.

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 part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

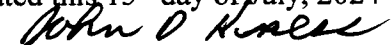
The true and actual consideration paid for this transfer, stated in terms of dollars is Estate Planning.


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.

This deed is absolute in effect and conveys fee simple title of the premises described to grantees and does not operate as a mortgage, trust conveyance, or security of any kind.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 15th day of July, 2024

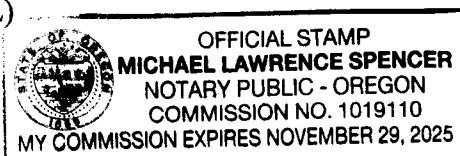

Johnney Duane Kness, aka John D. Kness


Donna Marie Kness, aka Donna Kness

STATE OF Oregon, County of Klamath)ss.

Personally appeared the above named Johnney Duane Kness and Donna Marie Kness and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before
me: 
Notary Public for Oregon

EXHIBIT "A"

PARCEL 1:

Lots 1 and 2, and that portion of Lot 10, in Block 1, PLAT OF THE TOWN OF BLY, more particularly described as follows:

All of Lot Ten (10), excepting that portion thereof conveyed to John R. Bieler, by deed dated Feb. 7, 1941 on page 357 of Vol. 135 of Deeds, and excepting that portion conveyed to Wilma Keffeler, by deed dated Feb. 1941, recorded Feb. 13, 1941, on page 359 of Vol. 135 of Deeds, both records of Klamath County, all being in Block One (1), Bly, Oregon, according to the duly recorded plat of said townsite on file in the office of the County Clerk of said County; together with the North half of vacated alley adjacent thereto.

PARCEL 2:

Lots 3 and 4 in Block 1 of the Town of Bly, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and South half of vacated alley, adjacent thereto.

PARCEL 3:

Lots 8 and 9 in Block 1, and all of that part of Lot 10, Block 1 described as follows:

Beginning at the Northwest corner of Lot 10, thence easterly along the North line of Lot 10, 54.66 feet; thence South At right angles, 23.40 feet, more or less to the South line of Lot 10; thence Northwesterly along the South line of Lot 10, 59 .45 feet more or less to the point of beginning, all in townsite of Bly, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Beginning at a point in the North line of Lot Ten (10), a distance of 54.66 feet Easterly front the Northwest corner of Lot Ten (10), thence Easterly along the North line of the lot 25.0 feet; thence South at right angles 34.1 feet more or less to the South line of the Lot Ten (10); thence Northwesterly along the South line of the lot 27 .2 feet, more or less to the point South of at right angles to the North line of Lot Ten (10), the point of beginning; thence Northerly 23.4 feet more or less, to the point of beginning, also.

AND ALSO together with 1/2 of vacated Edsall Street which inurred to Lot 9.

ALSO together with the South half of vacated alley adjacent thereto.

PARCEL 4:

Lot 3, Block 2, of the Town of Bly, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, TOGETHER with ½ of vacated Edsall Street which inurred to Lot 3

PARCEL5:

The N1/2N41/4NW1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.