

2024-007422

Klamath County, Oregon

08/26/2024 12:39:02 PM

Fee: \$87.00

After Recording Return to:
Catherine M. Schulist
Watkinson Laird Rubenstein, P.C.
PO Box 10567
Eugene, OR 97440

**Until a change is requested all tax statements
shall be sent to the following address:**
Terri A. and Bruce A. Crowder, Trustees
5138 Bristol Ave
Klamath Falls, OR 97603

Consideration: Estate Planning

WARRANTY DEED - STATUTORY FORM

Bruce Crowder and Terri Crowder, Grantors, convey and warrant to Bruce A. Crowder and Terri A. Crowder, Trustees of the Crowder Family Trust August 13, 2024, Grantees, the following described real property, free of encumbrances except as specifically set forth herein.

A parcel of land situate in the S1/2 of the **NW1/4** of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 28' West along the said roadway center line 545.1 feet and South 0 degrees 09' East along the North and South center line of said Section 11 as marked on the ground by a well established fence line 1663.6 feet, and running thence South 0 degrees 16' East 190 feet to a point; thence North 89 degrees 31 1/2' West parallel to the South boundary of said S1/2 of the NW1/4 of the SE1/4 a distance of 85 feet to a point; thence South 0 degrees 16' East 144.2 feet, more or less, to a point in the South boundary line of the said S1/2 of the **NW1/4** of the SE1/4; thence South 89 degrees 31 1/2' East along the said boundary line 129.9 feet; thence North 0 degrees 16' West 336.3 feet, more or less, to the center line of the before mentioned roadway; thence South 89 degrees 28' West 44.9 feet, more or less, to the point of beginning.

SUBJECT TO an easement for one half of the above mentioned 60 feet roadway.

Subject to: Easements, covenants, conditions, and restrictions of record, if any.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The liability and obligations of Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this 13th day of August 2024.

Bruce A. Crowder
Bruce Crowder

Terri Crowder
Terri Crowder

State of OREGON
County of Josephine

This record was acknowledged before me on August 13, 2024, by Bruce Crowder and Terri Crowder.

Catherine M. Schulist
Notary Public — State of Oregon

