

2024-007895

Klamath County, Oregon



00333302202400078950020025

09/10/2024 10:08:44 AM

Fee: \$87.00

SHARON R. WESSEL

Grantor

Sharon R. Wessell and Donna M. Kness, Trustees

PO Box 54

Bly, OR 97622

Grantee

After recording return to:

Grantee

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SHARON R. WESSEL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHARON R. WESSEL and DONNA M. KNESS Trustees of THE SHARON R. WESSEL TRUST, U/A dated September 9, 2024, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1:

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

Parcel 2:

Beginning at the section corner of Sections 1, 2, 11 and 12, Township 37 South, Range 14 East of the Willamette Meridian, thence North along the section line between Sections 1 and 2 to the intersection of the section line and the Southerly right of way line of State Highway 140, thence East 66°45' South along the Southerly right of way line of State Highway 140 to its intersection with the Westerly right of way line of U. S. Forest Service Road 375, thence South 06°54' East along the westerly right of way line of U. S. Forest Service Road 375 to its intersection with the section line between Sections 1 and 12, thence Westerly along the section line between Sections 1 and 12 to the point of beginning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

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 party 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 other than money.

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.

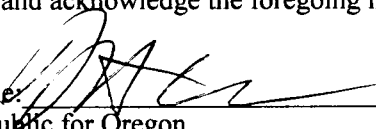
In Witness Whereof, the undersigned grantor, has executed this ^{9th}~~29th~~ day of ^{Sept.}~~Aug.~~, 2024.


SHARON R. WESSEL

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Sharon R. Wessel and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: 
Notary Public for Oregon

