

Returned at Counter

2024-009249  
Klamath County, Oregon



00334919202400092490040040

10/23/2024 12:59:06 PM

Fee: \$97.00

Gary York, AKA Gary H. York and Jennifer York, AKA Jennifer M. York

Grantors

Gary York and Jennifer York, Trustees  
address Street  
Klamath Falls, OR 97601

Grantees

After recording return to:  
Grantee

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

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gary York, AKA Gary H. York and Jennifer York, AKA Jennifer M. York, hereinafter called the grantors, for the consideration hereinafter stated, paid by Gary York and Jennifer York Trustees of the G&J YORK LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN AS IF FULLY SET FORTH.

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 grantors, have executed this instrument this <sup>April 16th</sup> ~~March~~, 2023.

  
\_\_\_\_\_  
Gary York, AKA Gary H. York

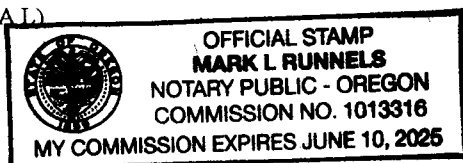
  
\_\_\_\_\_  
Jennifer York, AKA Jennifer M. York

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named clients and acknowledge the foregoing instrument to be their voluntary act and deed.

This <sup>16th</sup> day of April, 2023.

(SEAL)



Before me:   
Notary Public for Oregon

## EXHIBIT "A"

### PARCEL 1.

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Lot 7, of Resubdivision of Tracts 49 and 50 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM a portion described as follows: Beginning at the Northwest corner of said Lot 7; thence Southeasterly along the Northerly boundary of said Lot 7 a distance of 57 feet; thence Southwesterly and parallel with the Westerly boundary of said Lot 7 to a point of intersection with the Southerly boundary of said Lot 7; thence Northwesterly along the Southerly line of said Lot 7 to the Southwest corner of said Lot 7; thence Northerly along the Westerly boundary of said Lot 7 to the place of beginning.

### PARCEL 2.

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A tract of land situated in the SW 1/4 NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW 1/4 NE 1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16°10' East (South 16°58'00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 120.45 feet to the true point of beginning of this description said true point being South 16°58'00" East a distance of 90.45 feet from the Northwest corner of Parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M-77 at page 20214, as recorded in the Klamath County Deed Records; thence continuing South 16°58'00" East, along the Westerly right of way line of said Third Street, 145.20 feet; thence South 73°02'00" West 300.00 feet to the Westerly right of way line of said vacated Fourth Street; thence North 16°58'00" West, along the Westerly right of way line of said vacated Fourth Street, 145.20 feet; thence North 73°02'00" East 300.00 feet to the true point of beginning of this description

## EXHIBIT "A"

A tract of land situated in the NW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16°10' East (South 16°58'00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 30 feet to the true point of beginning of this description, said true point being the Northeast corner of Parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M77, page 20214, as recorded in the Klamath County Deed Records; thence South 16°58'00" East 90.46 feet; thence South 73°02'00" West 300.00 feet to a point on the Westerly right of way line of said vacated Fourth Street; thence North 16°58'00" West along said Westerly right of way line 229.57 feet; thence South 70°39'00" East 135.60 feet; thence South 89°50'00" East 199.60 feet to the point of beginning.

EXCEPTING THEREFROM a portion of vacated Block 22 of "WEST KLAMATH" and that portion of vacated Fourth Street situated in the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian Klamath County, Oregon being more particularly described as follows: Beginning at a point from which the Northeast corner of that tract of land described in Klamath County Deed Volume M98, page 42649 bears South 70°39'00" East 9.11 feet and South 89°50'00" East 199.60 feet; (said Northeast corner being located by said deed volume as follows: Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street South 16°10' East (South 16°58'00" East by record

of Survey No. 1178 as recorded in the office of the Klamath County Surveyor) a distance of 30 feet to the Northeast corner of that tract of land described in said Deed Volume); thence South 50°28'59" West 110.36 feet to the West right of way line of vacated Fourth Street; thence North 16°58'00" West along said Westerly right of way line of vacated Fourth Street 117.24 feet to the Northwest corner of said Deed Volume M98, page 42649; thence South 70°39'00" East along the North line of said Deed Volume 126.49 feet to the point of beginning.

TOGETHER WITH a portion of vacated Block 22 of "WEST KLAMATH" and that portion of vacated Fourth Street situated in the SW1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point being the Northeast corner of that tract of land described in Klamath County Deed Volume M98, page 42649 (said Northeast corner being located by said Deed Volume as follows:

Beginning at a point on the South line of the NW1/4 NE1/4 of said Section 13, said point of beginning, being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of a 321.0 foot radius curve to the right the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street South 16°10' East (South 16°58'00" East by record of survey no. 1178 as recorded in the office of the Klamath County surveyor) a distance of 30 feet to the Northeast corner of that tract of land described in said deed volume); thence North 89°50'00" West along the North line of that tract of land described in said Deed Volume 199.60 feet and North 70°39'00" West 9.11 feet; thence North 50°28'59" East 193.99 feet to the said Westerly right of way line; thence along said Westerly right of way line, along the arc of a curve to the right (radius point bears South 53°15'40" West 321.00 feet and central angle equals 19°46'21") 110.76 feet and South 16°58'00" East 30.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission recorded April 23, 1971 in Volume M71, page 3550, Microfilm Records of Klamath County, Oregon.