

2024-010383

Klamath County, Oregon



00336259202400103830040047

12/02/2024 11:57:17 AM

Fee: \$97.00

**Grantor's Name and Address:**

Marja A. Hill  
16650 Hill Road  
Klamath Falls, OR 97603

**Grantee's Name and Address:**

Marja A. Hill, Trustee  
16650 Hill Road  
Klamath Falls, OR 97603

**After recording, return to:**

Marek & Lanker, LLP  
810 SW Madison Avenue  
Corvallis, OR 97333

**Send all tax statements to:**

Marja A. Hill, Trustee  
29956 Beaver Creek Road  
Corvallis, OR 97333

**Consideration - \$0**

**WARRANTY DEED**

GRANTOR: Marja A. Hill

does hereby convey and warrant unto

GRANTEE: Marja A. Hill, Trustee or her successor in trust under the Marja A. Hill Trust dated November 27, 2024

the following described property located in Klamath County, State of Oregon:

See Exhibit A, attached

And grantor hereby covenants to and with 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 covenants, restrictions, easements and other matters of record.

The true and actual consideration paid for this transfer is \$0.

The liability and obligations of the grantor to grantee and grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of the grantor to

preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

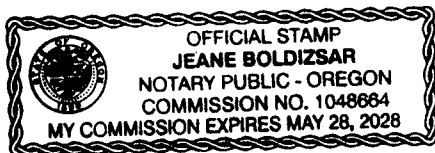
IN WITNESS WHEREOF, the grantor has executed this instrument on the 27<sup>th</sup> day of November, 2024.

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

Marja A. Hill  
Marja A. Hill

STATE OF OREGON,       )  
                                      ) ss.  
County of Benton       )

This instrument was acknowledged before me on this 27<sup>th</sup> day of November, 2024, by Marja A. Hill.



Jeane Boldizar  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 5/28/2028

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Government Lots 6 and 7 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of Lost River and Westerly of the West line of the Burlington Northern Railroad right of way.

Also that portion of Government Lot 8 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the West line of the Burlington Northern Railroad right of way.

EXCEPTING THEREFROM that portion of said Government Lot 8 described as follows:

A portion of Government Lot 8 in Section 21, 80 feet wide extending between the Easterly line of Lost River and the Southwest line of the Klamath Irrigation District "G" Canal, and lying 40 feet on each side of the following described line:

Beginning at a point on the Southwesterly right of way line of the Klamath Irrigation District "G" Canal at centerline station 305+13 from whence the center of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears the following courses:

North 78° 46' 32" East 64.3 feet; thence South 32° 22' East 440.4 feet; thence South 89° 56' East 133.1 feet; thence from said point of beginning South 78° 46' 32" West 286 feet, more or less, to the Easterly shore line of Lost River.

AND ALSO EXCEPTING THEREFROM

That portion of Government Lot 8 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of Lost River, Westerly of the USBR G Canal and Northerly of the North line of the following described parcel:

A portion of Government Lot 8 in Section 21, 80 feet wide extending between the Easterly line of Lost River and the Southwest line of the Klamath Irrigation District "G" Canal, and lying 40 feet on each side of the following described line:

Beginning at a point on the Southwesterly right of way line of the Klamath Irrigation District "G" Canal at centerline station 305+13 from whence the center of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears the following courses:

North 78° 46' 32" East 64.3 feet; thence South 32° 22' East 440.4 feet; thence South 89° 56' East 133.1 feet; thence from said point of beginning South 78° 46' 32" West 286 feet, more or less, to the Easterly shore line of Lost River.

TOGETHER WITH a strip of land 30.00 feet in width situated in the SE1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 15.00 feet on each side of the following described centerline;

\*\* Legal Description Continued \*\*

(Legal Description Continued)

Beginning at a point on the Northeasterly line of the Burlington-Northern Railroad right-of-way, from which the Northeast corner of said Section 21 bears North  $24^{\circ} 09' 06''$  East 3809.86 feet; thence North  $47^{\circ} 42' 33''$  East 17.23 feet; thence 55.36 feet along the arc of a curve to the right having a radius of 75.00 feet, a long chord of which bears North  $68^{\circ} 51' 16''$  East 54.11 feet; thence South  $90^{\circ} 00' 00''$  East 94.93 feet; thence 116.90 feet along the arc of a curve to the left having a radius of 75.00 feet, the long chord of which bears North  $45^{\circ} 20' 44''$  East 105.42 feet; thence North  $00^{\circ} 41' 29''$  East 476.70 feet, more or less to the end of the strip on the Southwesterly line of Hill Road; the sidelines of said strip to be extended or shortened to be continuous and terminated on the beginning and ending lines.

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