



2024-011042
Klamath County, Oregon
12/20/2024 02:17:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gillian Bradford and Robert N. Emerson

2964 Summers Ln.

Klamath Falls, OR 97603

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

Gillian Bradford and Robert N. Emerson

2964 Summers Ln.

Klamath Falls, OR 97603

File No. 659335AM

STATUTORY WARRANTY DEED

Patricia Windsor, Trustee of the Windsor Revocable Living Trust dated November 4, 2009 as amended June 16, 2015,

Grantor(s), hereby convey and warrant to

Gillian Bradford and Robert N. Emerson, with right of survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A portion of the S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette, Klamath County, Oregon, described as follows:

**Beginning at an iron pin on the Westerly right-of-way line of Summers Lane, said point being South 89°26' West a distance of 30.0 feet and North 1°14' West a distance of 255.0 feet from the Cased Monument marking the Southeast corner of said Section 3; thence South 89°26' West a distance of 120.0 feet to an iron pin;
thence South 1°14' East a distance of 100.0 feet;
thence North 89°26' East, a distance of 120.0 feet to the Westerly right-of-way line of Summers Lane;
thence North 1°14' West along said right-of-way line, a distance of 100.0 feet to the point of beginning.**

ALSO The rectangular Northerly 12 feet of the following described real property:

A tract of land in the S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

**Beginning at a point North 1°114' West 30 feet and South 89°26' West 30 feet from the Southeast corner of said Section 3;
thence South 89°26' West 1250 feet to a point;
thence North 1°14' West 125 feet to a point;
thence North 89°26' East 120 feet to a point;
thence South 1°14' East 125 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$289,780.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, 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.

Dated: December 17, 2024

Windsor Revocable Living Trust

By Patricia Windsor
Patricia Windsor, Trustee

State of Oregon } ss
County of Klamath }

On this 17th day of December, 2024, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Patricia Windsor, Trustee of the Windsor Revocable Living Trust , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

