

2025-000236

Klamath County, Oregon



00337595202500002360020025

01/13/2025 10:18:29 AM

Fee: \$87.00

Buster J. Reed
Grantor

Buster J. Reed, Trustee
1525 Homedale Road
Klamath Falls, OR 97603
Grantee

After recording return to:
Grantee

Until a change is
requested, all tax statements shall be sent to:
Buster J. Reed, Trustee
1525 Homedale Road, Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Buster J. Reed, hereinafter called the grantor, for the consideration hereinafter stated, to grantors paid by Buster J. Reed, Trustee of THE BUSTER J. REED LIVING TRUST 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:

SEE EXHIBIT "A", attached hereto and by this reference incorporated herein as if fully set forth here.

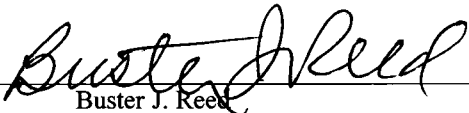
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 grantees and grantees' 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 instrument this December 11, 2024.

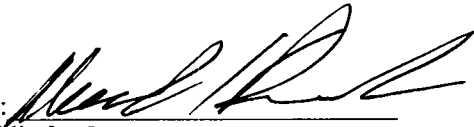

Buster J. Reed

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Buster J. Reed and acknowledged the foregoing instrument to be her voluntary act and deed.

This 11th day of December, 2024.

(S E A L)

Before me: 
Notary Public for Oregon

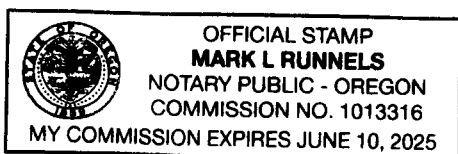


EXHIBIT "A"

A tract of land in Tract 65 of FAIR ACRES, subdivision No. 1, described as follows:

Beginning at a point on the East line of Tract 65 located 460.75 feet North of the Southeast corner of said Tract 65; thence West 331 feet to the West line of Tract 65; thence North along the West line of Tract 65, 65.75 feet; thence East 331 feet to the East line of Tract 65; thence South along the East line of Tract 65, 65.75 feet to the place of beginning:

EXCEPTING THEREFROM that portion lying within Homedale Road taken by an instrument recorded November 29, 1963, in Deed Volume 349 at page 511, Records of Klamath County, Oregon.