

Returned at Counter
Lam Law Office PC

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AFTER RECORDING, RETURN TO:
c/o Bonnie A. Lam, Lam Law Office PC
Richard I. Lehrman and Glenda L. Lehrman, Trustor/Trustee
14161 Mann Rd
Klamath Falls, OR 97603

2025-001227
Klamath County, Oregon



02/21/2025 01:57:01 PM

Fee: \$87.00

Until requested otherwise, send all tax statements to:
Richard I. Lehrman and Glenda L. Lehrman, Trustor/Trustee
14161 Mann Rd
Klamath Falls, OR 97603

WARRANTY DEED

Richard Lehrman and Glenda Lehrman, "Grantor," hereby conveys, grants, sells and warrants, to Richard I. Lehrman and Glenda L. Lehrman, as Trustees of the *Richard and Glenda Lehrman Joint Revocable Living Trust* under agreement dated February 21, 2025, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed, "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

See Exhibit "A"

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' 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 GRANTORS 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 GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0 per trust agreement.

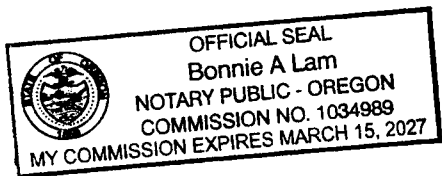
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Richard Lehrman
RICHARD LEHRMAN

Glenda Lehrman
GLENDA LEHRMAN

STATE OF OREGON)
) ss.
County of KLAMATH)

The foregoing instrument was acknowledged before me Bonnie A. Lam this 21 day of February, 2025 by Richard Lehrman and Glenda Lehrman.



Bonnie A. Lam
Notary Public for Oregon
My Commission Expires: 3/15/2027

PARCEL 1:

Commencing at the Southwest corner of the SE 1/4 SE1/4 of Section 9, Township 40 South, Range 9 East, Willamette Meridian, thence running Easterly along the Southerly line of Said Section 9 and Section 10, a distance of 160 rods to the Southeast corner of the SW 1/4 SW 1/4 of said Section 10, thence Northerly along the Easterly line of the SW1/4 SW1/4 of said Section 10, a distance of 49.3 rods; thence Westerly parallel to the South line of Sections 9, and 10, 160 rods; thence Southerly along the Westerly line of said SE 1/4 SE1/4 of said Section 9, a distance of 49.3 rods to the place of beginning, SAVE AND EXCEPT 9.3 acres sold to the United States of America for Sump; said land containing 40 acres, more or less, also EXCEPTING that portion conveyed to the United States of America by deed recorded in Volume 25 of Deeds, page 627, records of Klamath County, Oregon.

FURTHER EXCEPTING that portion lying East of the USBR C-4-h Lateral.

Also the NE1/4 NE1/4 of Section 16, Township 40 South, Range 9 East, Willamette Meridian, EXCEPTING portion conveyed to the United States of America by deed recorded in Volume 25 of Deeds, page 521, records of Klamath County, Oregon.

ALSO EXCEPTING that portion lying East of the USBR C-4-h Lateral.

PARCEL 2:

A parcel of land situated in the SW1/4 of the SW1/4 of Section 10, Township 40 South, Range 9 East of the Willamette, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 9, 10, 15 and 16 of said Township and Range; thence North 89 degrees 44 minutes 08 seconds East, 198.57 feet along the south line of said Section 10 to the most westerly corner of that property sold to the United States for sump; thence North 38 degrees 30 minutes 00 seconds East, 310.20 feet; thence North 67 degrees 00 minutes 00 seconds East, 350.00 feet; thence North 70 degrees 30 minutes 00 seconds East 330.00 feet; thence North 74 degrees 30 minutes 00 seconds East, 320.00 feet to a point on the Easterly line of the SW1/4 of the SW1/4 of said Section 10, said point being North 00 degrees 29 minutes 42 seconds East, 570.00 feet from the southeast corner of the SW1/4 of the SW1/4 of said Section 10; thence North 00 degrees 29 minutes 42 seconds East, 243.45 feet to the north line of that property conveyed to Glen W. Stough and wife by deed recorded on Page 383 of Volume 225 of the Klamath County deed records; thence South 89 degrees 45 minutes 58 seconds West, along said north line 1275.03 feet to the southeasterly line of the C-4-h Lateral; thence South 27 degrees 30 minutes 00 seconds West, along the southeasterly line, 113.35 feet to the west line of the SW1/4 of the SW1/4 of said Section 10; thence South 00 degrees 38 minutes 44 seconds West, along said west line, 713.86 feet to the point of beginning, containing 15.12 acres, more or less.

ALSO KNOWN AS Parcel 1 of Land Partition 37-82.

PARCEL 3:

That portion of the SE1/4 of the SE1/4 of Section 9 and the NE1/4 of the NE1/4 of Section 16, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the USBR C-4-h Lateral, more particularly described as follows:

Beginning at the section corner common to Sections 9, 10, 15 and 16 of said Township and Range; thence South 00 degrees 00 minutes 06 seconds East, 1313.72 feet to the southeast corner of the NE1/4 of the NE1/4 of said Section 16; thence South 89 degrees 35 minutes 58 seconds West, along the south line of said NE1/4 of the NE1/4, 314.17 feet to the easterly line of the C-4-h Lateral; thence North 29 degrees 00 minutes 00 seconds West, along said easterly line, 139.81 feet to the beginning of a curve concave to the east, having a radius of 547.96 feet and a central angle of 15 degrees 00 minutes; thence northerly along the arc of said curve 143.46 feet; thence North 14 degrees 00 minutes 00 seconds West, 189.10 feet to the beginning of a curve concave to the east, having a radius of 547.96 feet and a central angle of 16 degrees 40 minutes; thence northerly along the arc of said curve 159.40 feet; thence North 02 degrees 40 minutes 00 seconds East, 718.15 feet to the north line of the said NE1/4 of the NE1/4 of Section 16; thence North 89 degrees 47 minutes 48 seconds West, 5.01 feet; thence continuing North 02 degrees 40 minutes 00 seconds East, along the said easterly line of the C-4-h Lateral 43.39 feet to the beginning of a curve concave to the east, having a radius of 113.24 feet and a central angle of 35 degrees 20 minutes; thence northerly along the arc of said curve 69.83 feet; thence North 38 degrees 00 minutes 00 seconds East, 544.08 feet to the beginning of a curve concave to the northwest, having a radius of 602.96 feet and a central angle of 10 degrees 30 minutes; thence northeasterly along the arc of said curve 110.49 feet; thence North 27 degrees 30 minutes 00 seconds East, 97.07 feet to the east line of the SE1/4 of the SE1/4 of said Section 9; thence South 00 degrees 38 minutes 44 seconds West along said east line, 713.86 feet to the point of beginning, containing 17.77 acres, more or less.

ALSO KNOWN AS Parcel 2 of Land Partition 37-82.