

Klamath County, Oregon

SEND TAX STATEMENTS TO:
MIKAL SHAWN PARSONS, TRUSTEE
81988 Hillview Drive
Creswell, Oregon 97426



03/25/2025 09:55:13 AM

Fee: \$87.00

WARRANTY DEED

MIKAL SHAWN PARSONS, GRANTOR, conveys to MIKAL SHAWN PARSONS, TRUSTEE OF THE MIKAL SHAWN PARSONS REVOCABLE LIVING TRUST, dated MARCH 18, 2025, GRANTEE the following real property situated in Klamath County, Oregon, to wit:

Legal Description: See Exhibit "A" attached hereto and incorporated herein by this reference.

Site Address: 148869 N. Hwy 97, La Pine, Oregon 97739

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This transfer is being made for estate planning purposes and the consideration for the transfer is a beneficial interest retained by the Settlor.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

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 of record or those of an obvious nature, and that GRANTOR will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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, AND 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.

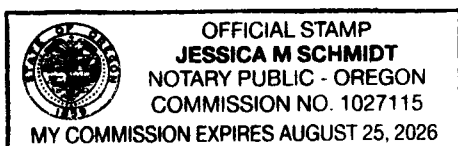
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF the GRANTOR has executed this instrument on March 18, 2025.


MIKAL SHAWN PARSONS

STATE OF OREGON)
County of Polk) ss.

This instrument was acknowledged before me on March 18, 2025, by MIKAL SHAWN PARSONS.





NOTARY PUBLIC – OREGON
COMMISSION NUMBER: 1027115
COMMISSION EXPIRES: August 25, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land lying in the Northeast quarter (NE1/4) of Section 24, Township 23 South, Range 9 East, and the Northwest quarter (NW1/4) of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the following described property:

The tract of land which was conveyed by that certain deed to the State of Oregon by and through its State Highway Commission, recorded in Book 253 page 298 of Klamath County Records of Deeds. The said parcel being described as follows:

Beginning at a point on the East line of said Section 24, 330 feet South from the Northeast corner of said Section, said point also being on the South line of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19; thence East 18 feet along said South line to the East line of said property; thence North along the East line of said property 113 feet, more or less, to a line which is parallel to and 100 feet Easterly of the relocated center line of the Dalles California Highway; thence South 30°48' West parallel to the said center line 132 feet, more or less, to the said South line; thence East 50 feet, more or less to the point of beginning.

ALSO beginning at a point in the East line of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, 200 feet South from the Northwest corner of said Section; thence South parallel to the East line of Section 24 a distance of 26 feet; thence East parallel to the North line of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, a distance of 17 feet; thence Southerly to the South line of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19, to a point 18 feet East of the West line of said Section 19, a distance of approximately 104 feet; thence East parallel to the said South line of the NW1/4 of the NW1/4 of the NW1/4 of said Section 19, and the prolongation thereof a distance of 550 feet; thence North parallel to the West line of said Section 19, a distance of 130 feet; thence West parallel with the North line of said Section 19, a distance of approximately 530 feet to the place of beginning, all being located in a part of Section 19, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The Northerly 50 feet of the following described parcel:

Beginning at a point 330 feet South of the North Section corner between Section 24, Township 23 South, Range 9 East of the Willamette Meridian and Section 19, Township 23 South, Range 10 East of the Willamette Meridian, thence East 460 feet parallel to the North Section line of said Section 19, thence South 1700 feet parallel to the West Section line of said Section 19, thence West 460 feet to the West Section line of said Section 19, thence North along said Section line 1700 feet to the point of beginning, all in NW 1/4 of Section 19, Township 23 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon.