

2025-011110

Klamath County, Oregon

Alta Vernelle Rose
Grantor



00350588202500111100020021

Alta Vernelle Rose, Trustee
11676 Buesing Road
Klamath Falls, OR 97603
Grantee

12/12/2025 03:13:38 PM

Fee: \$92.00

After recording return to:
Grantees

Until a change is requested, all tax statements shall be sent to:
Alta Vernelle Rose, Trustee
11676 Buesing Road, Klamath Falls, OR 97603

WARRANTY DEED

** Acquired title as Alta Vernelle Spicher*

KNOW ALL MEN BY THESE PRESENTS, That Alta Vernelle Rose, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alta Vernelle Rose, Trustee of the ALTA ROSE 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.

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 12, 2025.

Alta Vernelle Rose
Alta Vernelle Rose

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Alta Vernelle Rose and acknowledged the foregoing instrument to be her voluntary act and deed.

This 12th day of April, 2025.

(S E A L)

Before me: *[Signature]*
Notary Public for Oregon

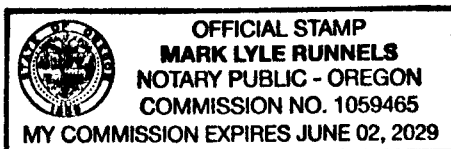


EXHIBIT "A"

PARCEL ONE: LOTS 5 and 6, BLOCK 32, EXCEPTING from lot 6 the Northerly 25 feet thereof, ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL TWO: LOTS 9 and 10, BLOCK 5, ST. FRANCES PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

PARCEL THREE: LOTS 22 and 23, BLOCK 1, HOMELAND TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PARCEL FOUR:

All that portion of the SE1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying South of the U.S.R.S. "C" Canal.

EXCEPTING THEREFROM: Beginning on the East line of Section 33, said Township and Range at the point in the SE1/4 of said Section where said East line intersects the South line of the right of way of United States Irrigation Canal, running thence South on said East line 53 1/3 rods; thence West and parallel to South line of said Section 33, 30 rods; thence North and parallel to the East line of said Section 33 to the South boundary line of said United State Irrigation Canal right of way; thence Easterly and following the South line of said canal right of way to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at the intersection of the West boundary of the SE1/4 of said Section 33 and the South boundary of the U.S.R.S. "C" Canal; thence South along said West boundary 296.0 feet; thence South 88°26' East along an existing fence line 416.2 feet; thence leaving said fence, North 72°18' East 591 feet, more or less, to the South boundary of the U.S.R.S. "C" Canal; thence Northwesterly along said canal boundary to the point of beginning.

ALSO EXCEPTING THEREFROM: That portion of the N1/2 SE1/4 of Section 33, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, lying South of the U.S.R.S. "C" Canal.