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Vol. 1198 Page 14708



I.F. RODGERS & SONS, a partnership

20909 S. Poe Valley Rd.

Klamath Falls, OR 97603

Grantor's Name and Address

TRUSTEES OF THE NELSON FAMILY 1990 TRUST

2005 Buckey Way

Sparks, NV 89431

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

TRUSTEES OF THE NELSON FAMILY 1990 TRUST

2005 Buckey Way

Sparks, NV 89431

Until requested otherwise, send all tax statements to (Name, Address, Zip):

TRUSTEES OF THE NELSON FAMILY 1990 TRUST

2005 Buckey Way

Sparks, NV 89431

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

I, _____, ss.,
certify that the within instrument
was received for record on the _____ day
of _____, 19____, at_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____

Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

Deputy

MTC 43489-KK

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LOURRAINE G. RODGERS, RONALD R. RODGERS, ISIAH FRANCES RODGERS, RUSSELL R. RODGERS and RAYLEY R. RODGERS, partners of I.F. RODGERS & SONS, a, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by LLOYD L. NELSON and PATRICIA A. NELSON, Trustees of THE NELSON FAMILY 1990 TRUST, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ Klamath _____ County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF
BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): _____ 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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 619,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 83.030.) _____

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

In witness whereof, the grantor has executed this instrument this 27th day of April, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

LOURRAINE G. RODGERS

RONALD R. RODGERS

RUSSELL R. RODGERS

RAYLEY R. RODGERS

ISIAH FRANCES RODGERS

STATE OF OREGON, County of Klamath, ss.

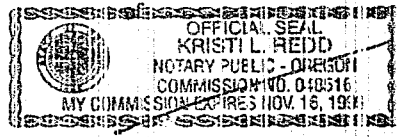
This instrument was acknowledged before me on April 27, 1998.

by LOURRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS & RAYLEY R. RODGERS, partners of I.F. RODGERS & SONS, a partnership.

This instrument was acknowledged before me on _____, 19____.

by _____

as _____



Notary Public for Oregon

My commission expires 11/16/99

EXHIBIT "A"
LEGAL DESCRIPTIONPARCEL 1:

Government Lots 15, 16, 17 and 18 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, except that portion conveyed to the United States of America by deed dated July 2, 1912, recorded July 6, 1912, in Volume 37 at page 416, Deed Records of Klamath County, Oregon.

The SW1/4 and the SE1/4 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A portion of Government Lots 19 and 20, Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Government Lot 19, Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which is 505 feet West, more or less, from the Southeast corner of said Government Lot 19 and in the center of the irrigation ditch which intersects said South line of said Government Lot 19; thence continuing West along the South line of said Government Lot 19 a distance of 1492 feet; thence North parallel to the East line of said Government Lot 19 to the center of irrigation ditch in a Northeasterly and Southerly direction to the point of beginning.

The NE1/4 of the SE1/4 of Section 4, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The E1/2 of the NE1/4 and the NW1/4 of the NE1/4 and the NE1/4 of the NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

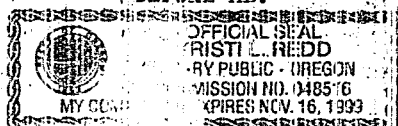
STATE OF OREGON)

COUNTY OF KLAMATH)

ss.

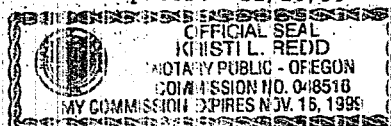
This instrument was acknowledged before me on April 27, 1998 by LORRAINE G. RODGERS for herself and as attorney-in-fact for RUSSELL R. RODGERS, ISIAH FRANCES RODGERS AND RADLEY R. RODGERS, all partners of I.F. RODGERS & SONS, a partnership.

BEFORE ME:



NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/16/99



NS

14710



1. F. RODGERS & SONS, a Partnership
 20909 S. Poe Valley Rd.
 Klamath Falls, OR 97603
 Grantor's Name and Address

TRUSTEES OF THE NELSON FAMILY 1990 TRUST
 2005 Buckey Way
 Sparks, NV 89431
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
 TRUSTEES OF THE NELSON FAMILY 1990 TRUST
 2005 Buckey Way
 Sparks, NV 89431

Until requested otherwise, send all correspondence to (Name, Address, Zip):
 TRUSTEES OF THE NELSON FAMILY 1990 TRUST
 2005 Buckey Way
 Sparks, NV 89431

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____, at
 _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page
 _____ and/or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said County.
 Witness my hand and seal of County
 affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ~~LORRAINE G. RODGERS, RONALD R. RODGERS,~~
~~RUSSELL R. RODGERS and RANLEY R. RODGERS~~, Partners of I.F. RODGERS & SONS, a
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ~~LLOYD L. NELSON and PATRICIA A.~~
~~NELSON, Trustees of THE NELSON FAMILY 1990 TRUST~~
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF
 BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state):
 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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 512,000.00. However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
 which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument this 27th day of April, 1998; if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
 so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE 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 30.030.

LORRAINE G. RODGERS

RONALD R. RODGERS

RUSSELL R. RODGERS

RANLEY R. RODGERS

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 1998,
 by LORRAINE G. RODGERS, RONALD R. RODGERS, RUSSELL R. RODGERS & RANLEY
R. RODGERS, Partners of I.F. RODGERS & SONS, a partnership
 This instrument was acknowledged before me on _____, 19____,

by _____
 as _____
 of _____

Notary, Public for Oregon
 My commission expires _____

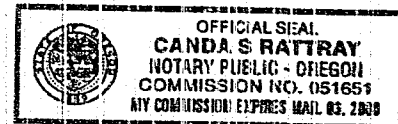
14711

State of Oregon

County of Umatilla

Signed or attested before me on 4-27, 1998
by Ronald R. Rodgers

Candace Rattray
Notary Public-State of Oregon



STATE OF OREGON: COUNTY OF KLAMATH :

Filed for record at request of Ameri Title the 1st day
of May A.D., 19 98 at 11:50 o'clock A. M., and duly recorded in Vol. 198
of Deeds on Page 14708

FEE \$45.00

By Bernitha G. Letsch, County Clerk
Kathleen Rosen