

09 JAN 13 PM 3:25

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

MTC-1396-47631

Vol M05 Page 02876



Robert & Cynthia Cauckwell

Grantor's Name and Address

Lance B. Letner

Grantee's Name and Address

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

Lance B. Letner
5689 Sprague River Road
Chiloquin, or 97624

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

No Change

State of Oregon, County of Klamath
Recorded 01/13/05 3:25 p m
Vol M05 Pg 02876-78
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Robert H. Cauckwell and Cynthia L. Cauckwell,
as tenants by the entirety,
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
Lance B. Letner
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:

An undivided one half interest in the following described property
Shown as Exhibit "A"

AMERITITLE has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(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):

covenants, conditions, restrictions and those apparent on the land and of
record, 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 \$ 39,475.00. 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 on January 5, 2005; 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 30.930.

Robert H. Cauckwell
Robert H. Cauckwell

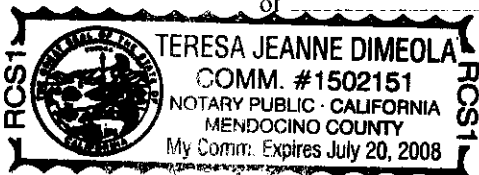
Cynthia L. Cauckwell
Cynthia L. Cauckwell

STATE OF OREGON, County of Mendocino ss.

This instrument was acknowledged before me on January 10, 2005
by Robert H. Cauckwell and Cynthia L. Cauckwell

This instrument was acknowledged before me on

by
as
of



Notary Public for Oregon
My commission expires 7-22-08

3/00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in Section 19, Township 34 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the Southwest quarter of said Section 19; thence South 88 degrees 43' 06" West along the Northerly line of said SW1/4, 1,312.14 feet to a 5/8 inch iron pin marking the Northwest corner of the East half of said SW1/4; thence South 00 degrees 18' 57" East along the Westerly line of said E1/2 SW1/4, 2,645.05 feet to a point of the Southerly line of said Section 19; thence North 89 degrees 58' 07" East along said Southerly section line 105 feet more or less to the mean high water line of the Westerly bank of the Sprague River; thence following said high water line the meander line of which is the following courses and distances; North 02 degrees 14' 38" East, 76.39 feet; North 18 degrees 18' 09" East, 684.63 feet; North 25 degrees 52' 24" East, 222.28 feet; North 31 degrees 42' 03" East, 399.62 feet; North 56 degrees 48' 35" East, 158.93 feet; North 63 degrees 03' 38" East, 426.84 feet; thence leaving said mean high water mark North 28 degrees 57' 55" West, 290 feet, more or less to the Southerly right-of-way line of the Sprague River-Chiloquin Highway, a county road; thence North 19 degrees 46' 20" West, 588.60 feet; thence North, 40.00 feet; thence East, 493.00 feet to Easterly line of said SW1/4 of Section 19; thence North 00 degrees 15' 13" West along said Easterly quarter Section line 279.97 feet to the point of beginning. EXCEPTING THEREFROM that portion of land contained within 100 foot wide right-of-way of the Sprague River-Chiloquin Highway, a county road.

ALSO SAVING AND EXCEPTING: Beginning at the Southwest corner of the SE1/4 SW1/4 of said Section 19; thence North along the West boundary of the E1/2 SW1/4 of said section a distance of 1,900 feet to a point; thence East parallel to the South boundary of said section a distance of 780 feet, more or less, to a point in the centerline of an existing roadway; thence Southeasterly along the centerline of said roadway a distance of 140 feet to the Southern boundary of the Chiloquin-Sprague River Highway; thence Southwesterly along said Southern boundary to its intersection with the South line of said Section 19; thence West along said South line to the point of beginning.

SAVING AND EXCEPTING: ALSO, Beginning at the intersection of the South line of said Section 19 and the Southeasterly boundary of the Chiloquin-Sprague River Highway; thence Northeasterly along said Southeasterly boundary a distance of 2,150 feet, more or less, to the Northwest corner of a parcel of land described in Volume M81, page 21187, Deed Records of Klamath, Oregon; thence South 28 degrees 57' 55" East along the Southwest boundary of said parcel a distance of 320 feet, more or less to the mean high water line of the Sprague River; thence Southwesterly along said high water line to its intersection with the South line of said Section 19; thence West along said South line to the point of beginning.

SAVING AND EXCEPTING therefrom the public right of way of the Sprague River Chiloquin Highway.

ALSO SAVING AND EXCEPTING: Beginning at an aluminum cap marking the C-W 1/16 corner of said Section 19; thence South 00 degrees 18' 57" East, along the West line of said NE1/4 SW1/4, 745.06 feet to a 5/8 inch Tru-Line Surveying plastic cap; thence North 89 degrees 58' 07" East 756.60 feet to a 5/8 inch Tru-Line Surveying plastic cap; thence North 761.65 feet to a point on the North line of said NE1/4 SW1/4; thence South 88 degrees 43' 06" West 760.90 feet to the point of beginning, with bearings based on recorded Survey No. 4975.

EXHIBIT "A"
LEGAL DESCRIPTION (continued)

PARCEL 2:

A parcel of land situated in Section 19, Township 34 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northeast corner of the SW1/4 of said Section 19; thence South 00° 15' 13" East along the Easterly boundary of said SW1/4, 279.97 feet, more or less, to the POINT OF BEGINNING for this description; thence continuing along said Easterly boundary line South 00° 15' 13" East 388.45 feet to the intersection of said Easterly boundary line with the Northerly line of the S1/2 of the N1/2 of the SE1/4 of said Section 19; thence along said Northerly line of S1/2 of N1/2 of SE1/4 of said Section 19 North 89° 00' 02" East, 256.53 feet to the intersection of said Northerly line with the Southerly right-of-way line of the Sprague River Highway; thence South 71° 15' 00" West along said Southerly right-of-way line, 51.45 feet; thence leaving said right-of-way line South 00° 59' 58" East, 375.00 feet, more or less, to the mean high water line on the Northerly side of the Sprague River; thence along said high water line the meander line of which is the following courses and distances: South 81° 25' 25" West 296.81 feet, more or less, South 69° 49' 55" West, 80.95 feet, more or less; thence leaving said mean high water line North 28° 57' 55" West, 290.00 feet, more or less to the said Southerly right-of-way line of Sprague River Highway; thence leaving said right-of-way line North 19° 46' 20" West, 588.60 feet; thence North 40.00 feet; thence East 493.00 feet to the point of beginning, more or less.

EXCEPTING THEREFROM: That portion of land lying within the 100 foot wide right-of-way of the Sprague River Highway.

ALSO EXCEPTING THEREFROM: An 80.00 foot wide easement for roadway purposes adjacent to and parallel with the Westerly property line of the above described property between the Sprague River Highway and the Northerly bank of the Sprague River.

PARCEL 3:

That portion of the S1/2 of the N1/2 of the SE1/4 of Section 19, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of the Sprague River, EXCEPTING THEREFROM the Westerly 256.53 feet as described in Deed recorded February 26, 1973, in Volume M73, page 1977, Microfilm Records of Klamath County, Oregon, and EXCEPTING that portion lying within the right of way of Sprague River.

EXCEPTING THEREFROM that portion of land lying within the right of way of the Sprague River Highway.

ALSO EXCEPTING THEREFROM an 80.00 foot wide easement for road way purposes adjacent to and parallel with the Westerly property line of the above described property between the Sprague River Highway and the Northerly bank of the Sprague River.

***** END OF LEGAL DESCRIPTION *****