

05 FEB 17 PM 3:15



Vol M05 Page 10936

State of Oregon, County of Klamath
Recorded 02/17/2005 3:15 p m
Vol M05 Pg 10936-39
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

THIS SPACE RESER

After recording return to:
Christopher Dobson and Stephen Kuhler
7 Fourth Street Ste 25
Petaluma, CA 94952

Until a change is requested all
tax statements shall be sent to
The following address:

Kuhler Dobson, LLC, a California Limited
Liability Company
7 Fourth Street Ste 25
Petaluma, CA 94952

Escrow No. MT67406-KR

MTC 67406-KR

SPECIAL WARRANTY DEED

Christopher M. Dobson and Stephen Edward Kuhler, as Tenants in Common, Grantor(s) hereby grant, bargain, sell, warrant and convey to **Kuhler Dobson, LLC., a California Limited Liability Company**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

In Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 27: That portion of the W1/2 of E1/2 (which includes Government Lots 3 and 5) lying South of that portion conveyed to Weyerhaeuser Timber Co. by Deed recorded May 5, 1928, Deed Volume 80, page 275, Deed Records of Klamath County, Oregon, and Government Lot 4.

Section 34: Government Lots 1, 2, 3, 4, 5, 6, 7, 8 and 12

Section 35: Government Lot 1

Section 27: Beginning at a point on the center section line of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which point is common with the center section line and the Southeasterly right of way boundary of the Klamath Falls-Ashland Highway (Oregon 66) and bears South a distance of 494.0 feet, more or less, from the quarter section corner common to Section 22 and 27, Township, Range and Meridian aforesaid; thence continuing South along same center section line a distance of 2661.0 feet, more or less to the Northerly right of way boundary of the Weyerhaeuser Timber Company road (Volume 80, page 275, Deed Records of Klamath County, Oregon); thence North 55 degrees 21' East along same, a distance of 36.47 feet; thence North, parallel with the aforesaid center section line a distance of 2667.2 feet, more or less, to the Southeasterly right of way boundary of aforesaid Klamath Falls-Ashland Highway; thence South 48 degrees 08' West along same, a distance of 40.28 feet more or less, to the point of beginning, being a 30 foot strip of land for private road purposes.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Deed recorded May 17, 1989 in Volume M89, page 8560, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3908-00000-05300-000
Tax Account No: 3908-00000-05300-000
Tax Account No: 3908-02700-00700-000

Key No: 492201
Key No: 583666
Key No: 498385

36.00
Am

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$-0-

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.

Dated this 16 day of February, 2005.



Christopher M. Dobson



Stephen Edward Kuhler

State of California
County of Sonoma

This instrument was acknowledged before me on February 16, 2005 by Christopher M. Dobson and Stephen Edward Kuhler.

see attached

(Notary Public)

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

10938

State of California

County of

Sonoma

SS.

On 02/16/05

Date

before me, Merilee Maystrovich, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

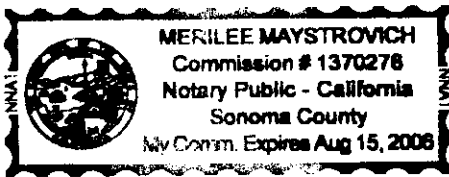
personally appeared

Christopher M. Dobson

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Merilee Maystrovich
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: 02/16/05

Number of Pages: 2

Signer(s) Other Than Named Above: Stephen Edward Kuhler

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

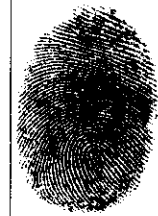
☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

10939

State of California

County of

Sonoma

ss.

On 02/16/05

Date

, before me, Merilee Maystrovich

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

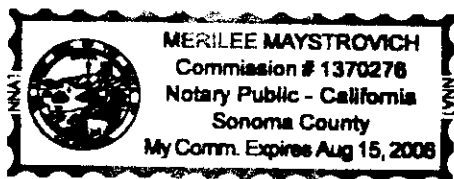
Stephen Edward Kuhler

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Merilee Maystrovich

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Special Warranty Deed

Document Date:

2/16/05

Number of Pages:

2

Signer(s) Other Than Named Above:

Christopher M. Dobson

Capacity(ies) Claimed by Signer

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☒ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

