

2008-010685

Klamath County, Oregon



00050481200800106850040042

After recording deliver to:

The Klamath Tribes
c/o Jeff Mitchell
PO Box 436
Chiloquin, Oregon 97624

07/28/2008 03:05:06 PM

Fee: \$36.00

After recording mail tax notices to:

Same as above.

151 1248 778

WARRANTY DEED

Keith M. Wright and Thomas B. Embree, Grantors, convey and warrant to The Klamath and Modoc Tribes and Yahooskin Band of Snake Indians ("The Klamath Tribes"), Grantee, the following described real property free of encumbrances except as specifically set forth on Exhibit A attached hereto:

Lots 3 and 4 and all that portion of the E1/2SW1/4 and S1/2SE1/4NW1/4 lying Westerly of the right of way of the S.P. Railroad in Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$520,000.

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. 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.

DATED this 25 day of July, 2008

Keith M. Wright



Thomas B. Embree

F36

STATE OF OREGON

County of _____

This instrument was acknowledged before me on July ____, 2008, by Keith M. Wright.

Notary Public for Oregon

STATE OF OREGON

County of Clackamas

This instrument was acknowledged before me on July 25, 2008, by Thomas B. Embree.



Diane J Hammons
Notary Public for Oregon

Exhibit A

1. Taxes for the fiscal year 2008-2009 a lien due, but not yet payable.
2. An easement reserved in a Patent, including the terms and provisions thereof;
Recorded: July 21, 1958 in Volume 301 Page 173, Deed Records of Klamath County, Oregon
From: United States
As follows: "Subject to such rights for railroad purposes as the Southern Pacific Railway company may have under the Act of March 02, 1899, (30 Stat. 990)."
3. Covenants, conditions and restrictions contained in Land Status Report.
Executed by: United States of America
Recorded: December 22, 1958
Recording Information: Volume 308 Page 79, Deed Records of Klamath County, Oregon
As Follows: "The following reservation are made: A. Right of way to Southern Pacific Railway Company approved by the First Assistant Secretary of the Interior on February 04, 1914, pursuant to the provision of the Act of March 02, 1899 (30 Stat. 99) as amended by the Act of June 21, 1906, (34 Stat. 325-330), and Section 16 of the Act of June 24, 1910 (36 Stat. L. 855-859). B. The above described property is subject to any other existing easement for public roads and highways, for public utilities, and for railroad and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States."
4. Easement, including terms and provisions contained therein:
Recording Information: September 13, 1983 in Volume M83 Page 15634, Deed Records of Klamath County, Oregon
In Favor of: Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation
For: telephone line right of way
5. Easement, including terms and provisions contained therein:
Recording Information: October 27, 1983 in Volume M83 Page 18563, Deed Records of Klamath County, Oregon
In Favor of: Oliver P. Standley
For: perpetual non-exclusive easements for vehicular or foot traffic, for the installation of utilities
6. Easement, including terms and provisions contained therein:
Recording Information: September 15, 2000 in M00-33684, Records of Klamath County, Oregon
In Favor of: Crater Lake Land Development, LLC
For: easement for ingress and egress

Exhibit A