

2010-010482

Klamath County, Oregon



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OR 60795

09/03/2010 11:14:09 AM

Fee: \$47.00

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting through the Department of the Interior, Bureau of Land Management, Grantor, does hereby release and quitclaim to **NANCY CHARLEY FAMILY, LLC, an Oregon Domestic Limited Liability Company**, Grantees, pursuant to Sections 203 and 209 of the Act of October 21, 1976 (43 U.S.C. 1713 and 1719) as amended, all right, title, and interest in and to the following described real property, situated in the County of Klamath, State of Oregon, to wit:

Willamette Meridian, Oregon
T. 38 S., R. 5 E.,
sec. 13, lot 9.

Containing 2.60 acres.

TO HAVE AND TO HOLD the same unto the said Grantees, their successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES from the land so granted:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945); and
2. All the oil and gas in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914, 38 Stat. 509, as supplemented; 30 U.S.C. 121-124; and,
3. All geothermal steam and associated geothermal resources in the land so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of December 24, 1970 (84 Stat. 1566).

SUBJECT TO all valid existing rights and reservations of record.

DEED NUMBER: **36-2010-D0002**

*Tax Sent to
Nancy Charley Family LLC
493 Strait Way
Central Point, OR
97502*

*Hugh Charley
Returned @ Counter*

OR 60795

By accepting this deed and to the extent allowed by law, the purchaser agrees to indemnify, defend and hold harmless the United States from any cost, damages, claims, causes of action, penalties, fines, liabilities, and judgments of any kind or nature arising from past, present and future acts or omissions of the purchaser, previous landowners or subsequent landowners or contractors, or lessees, or any third party, arising out of, or in connection with the purchaser's use, occupancy, or operations on the real property which has already resulted or does hereafter result in:

1. Violations of federal, state, and local laws and regulations which are now or may in the future become applicable to the real property;
2. Judgments, claims and demands of any kind assessed against the United States;
3. Cost, expense or damages of any kind incurred by the United States;
4. Other releases or threatened releases on, into, or under land, property and other interests of the United States by solid or hazardous waste(s), or substance(s) as defined by federal and state law;
5. Natural resource damages as defined by federal and state law; or
6. Other activities by which solid or hazardous wastes, as defined by federal and state law were generated, used, stored, released or otherwise disposed of on the real property, and any clean-up, response or remedial action, or other action related in any manner to said solid or hazardous substances or wastes.

This covenant shall be construed as running with the real property, and may be enforced by the United States in a court of competent jurisdiction.

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.

DEED NUMBER: 36-2010-D0002

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IN WITNESS HEREOF, the USDI, Bureau of Land Management, has executed this instrument this 8th day of December, 2009.

UNITED STATES OF AMERICA
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

By: Fred O'Ferrall
Fred O'Ferrall
Chief, Branch of Land and Mineral Resources

ACKNOWLEDGMENT

STATE OF OREGON)
) ss:
COUNTY OF MULTNOMAH)

On this 8th day of December, 2009, before me personally appeared Fred O'Ferrall, who being duly sworn, did say that he is the Chief, Branch of Land and Mineral Resources, Oregon State Office, Bureau of Land Management, and that he executed the forgoing instrument by the authority of and in behalf of the United States of America; and he acknowledged said instrument to be the act and deed of the United States of America.

[SEAL]



Maggie D. Weaver
Notary Public in and for the State of Oregon
My commission expires: May 3, 2013

DEED NUMBER: 36-2010-D0002