

2011-007369

Klamath County, Oregon



00103513201100073690030035

06/17/2011 09:54:23 AM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

William Bowman  
26112 Paygr Way  
Malin, Oregon 97632

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WARRANTY DEED

Lois Cavalier, Successor Trustee of the Betty Ward Koch Revocable Trust, Grantor, hereby conveys and warrants to William Bowman, Grantee, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit A.

Tax Account No. 4011-03600-00600-000	Key No. 601851
Tax Account No. 4011-03600-00600-000	Key No. 105148
Tax Account No. 4111-00100-00100-000	Key No. 105193
Tax Account No. 4111-00100-00400-000	Key No. 105228

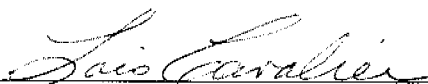
There is no consideration for this conveyance. The conveyance is made pursuant to the directions of the Betty Ward Koch Revocable Living Trust.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 6<sup>th</sup> day of JUNE, 2011.

GRANTOR

  
Lois Cavalier, Successor Trustee of the  
Betty Ward Koch Revocable Trust

## Acknowledgment

STATE OF CALIFORNIA


COUNTY OF SAN DIEGO

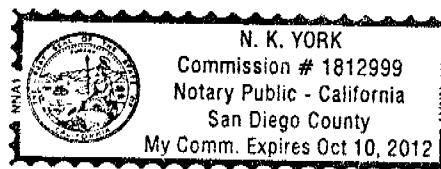
} ss

On the 6<sup>th</sup> day of June 2011, before me, N. K. YORK, a Notary Public, personally appeared LOIS CAVALIER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
N. K. YORK  
Notary Public for the State  
of California  
My commission expires  
on October 10, 2012



The S1/2 SE1/4 of Section 36, Township 40 South, Range 11 East, Willamette Meridian; and the N1/2 NE1/4 NE1/4, EXCEPTING the Southerly 15 feet, all of the NW1/4 NE1/4 and the Westerly 15 feet of the following described land: S1/2 NE1/4 NE1/4 and all that part of the SE1/4 NE1/4 lying North of the Adams Canal, all in Section 1, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING a tract of land described as follows: Beginning at an iron pin on the Section Line which pin lies in the East right of way line of the County Road 30 feet East from the South quarter corner of Section 36, Township 40 South, Range 11 East, Willamette Meridian, in Klamath County, Oregon, and running thence: continuing East along the South section line of Section 36 a distance of 284.2 feet to an iron pin; thence North 30° East a distance of 184.8 feet to a pin; thence North 13° 03' West a distance of 191.7 feet to an iron pin; thence West a distance of 333.3 feet to an iron pin which lies on the East right of way line of the County Road; thence South along the East right of way line of the county Road a distance of 346.7 feet more or less to the point of beginning, in the SW1/4 SE1/4 of Section 36, Township 40 South, Range 11 East, Willamette Meridian, in Klamath County, Oregon.

ALSO EXCEPT THEREFROM: A parcel of land situated in the SW1/4 SE1/4 of Section 36, Township 40 South, Range 11 East, Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pipe located at the South and East right of way of the old Linkville-Tulelake Road at the point said road leaves the North and South centerline of Section 36, Township 40 South, Range 11 East, Willamette Meridian, and runs East; said iron pipe being also North 1,218.0 feet and North 89° 48' East 30.0 feet from South quarter-section corner of Section 36; thence North 89° 48' East along the South right of way of said Linkville-Tulelake Road, 477.4 feet to the Northwestern right of way of the County Road #1113 known as Paygr Road; thence along Paygr Road South 43° 06' 20" West 154.25 feet to a beginning of curve; thence around a 10 degree 30' 40" curve to the left (radius 548.05) a distance of 107.68 feet; thence South 31° 47' 20" West 581.5 feet to the intersection of the Westerly right of way of the Old Linkville-Tulelake Road; thence North 690.92 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land for Shasta View Irrigation District as set forth in Volume 91 page 573 and Volume 138 at page 382, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM: Beginning at a point that is the Southwest corner of Gerald E. Moore and Lori L. Moore's property, that is described in a deed recorded at M87-19492, October 27, 1987; which is also the Southwest corner of the NW1/4 SE1/4 Section 36, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Thence East along the 1/16 line 647.40 feet. Thence South approximately 65 feet to the northern right-of-way line of the old Linkville-Tulelake Road. Thence West paralleling the above said 1/16 line 647.40 feet. Thence North approximately 65 feet, to the point of beginning.

ALSO EXCEPTING THEREFROM: Beginning at a point that is 647.40 feet East of the Southwest corner of the NW1/4 SE1/4 Section 36, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Thence East along the 1/16 line approximately 1,992.6 feet to the Section line common to Section 36 and Section 6. Thence South approximately 200 feet to the northerly right of way line of Paygr Way (County Road 1113). Thence westerly along the northerly right of way line of Paygr Way (County Road 1113) to a point that is 65 feet south of the point of beginning. Thence North 65 feet to the point of beginning.