



00106540201100097520020023

08/26/2011 08:33:49 AM

Fee: \$42.00

RECORDING REQUESTED BY:

And When Recorded Mail This Deed to:

Law Office of MINOR & KEENE, a P.C.
1101 Sutton Way
Grass Valley, CA 95945

Mail Tax Statements To:
Eric Starnes
159 Scotia Pines Circle
Grass Valley, CA 9594

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Eric O. Starnes, Grantor, convey and warrants to Eric O. Starnes. Trustee of the Eric Starnes Trust dated August 16, 2011.

This property is free of encumbrances, **EXCEPT:** See Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is \$ 0.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE 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: August 16, 2011

Eric Starnes

STATE OF CALIFORNIA)

COUNTY OF NEVADA)

On August 16, 2011, before me, Richard Keene, Notary Public, personally appeared Eric O. Starnes, who 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.

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.

Signature (Seal)

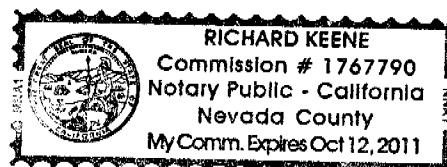


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the NW 1/4 SE 1/4 and NE 1/4SW 1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the Easterly right of way line of Lakeshore Drive (Secondary Highway #41) said point being the Northwestern corner of that tract of land described in Deed Volume 338, page 169, Klamath County Deed Records, and said point being South a distance of 1,137.8 feet and East a distance of 148.02 feet, and North $22^{\circ}32'36''$ a distance of 203.67 feet from the center one-fourth corner of said Section 23; thence North $78^{\circ}20'$ East along the Northerly line of that tract of ground described in said Deed Record a distance of 678.33 feet to an iron pin on the shore line of Upper Klamath Lake; thence Northwesternly along said shore line to the intersection with the East-West center line of said Section 23; thence West along the said center line to the center one-fourth corner of Section 23; thence South $27^{\circ}44'$ West to an intersection with the Easterly right-of-way line of Highway 421; thence Southerly and Easterly along said right of way line to the point of beginning.

EXCEPTING THEREFROM: Beginning at an iron pin on the Easterly right of way line of Lakeshore Drive (Highway #421) which is the Northwestern corner of a tract of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon, and which said iron pin bears South a distance of 1137.8 feet and East a distance of 148.02 feet North $22^{\circ}32'36''$ West a distance of 203.67 feet from the center one-quarter corner of said Section 23; thence from said beginning point North $11^{\circ}28'$ East a distance of 143.7 feet to a point which is 60 feet Easterly at right angles from the Easterly right of way line of Lakeshore Drive and 130 feet Northwesternly at right angles from the Northerly line of parcel of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon; thence North $78^{\circ}20'$ East a distance of 580 feet, more or less, to a point on the shore line of Upper Klamath Lake; thence Northwesternly along said shore line to its intersection with the East-West centerline of said Section 23; thence West along said East-West centerline to the center line to the Center one-quarter corner of said Section 23; thence West along said East-West center line to the Center one-quarter corner of said Section 23; thence South $27^{\circ}44'$ West to an intersection with the Northeastly right of way line of Lakeshore Drive; thence Southeastly along said right of way line to the point of beginning.

FURTHER EXCEPTING: The Northerly 40 feet of the above described parcel, as evidenced by Property Line Adjustment 52-99 on file in the office of the County Clerk, Klamath County, Oregon.

Together with those rights of access contained in Deed recorded March 31, 1971 on page 2668, records of Klamath County, Oregon.

Tax Parcel Number: R-421993