

11/22/92 882-KK



THIS SPACE

2012-002066

Klamath County, Oregon



00114501201200020660030032

02/27/2012 03:21:31 PM

Fee: \$47.00

Grantor:

JW NCP, LLC, an Oregon limited liability company

3250 Lakeport Boulevard

Klamath Falls, OR 97601

After recording return to:

Cameron A. Curtiss and Leona V. Curtiss, as

Co-Trustees of The Cameron A. Curtiss

Revocable Trust U/T/A dated August 17, 2007

21051 Highway 140 West

Klamath Falls, OR 97601

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

Cameron A. Curtiss and Leona V. Curtiss, as

Co-Trustees of The Cameron A. Curtiss

Revocable Trust U/T/A dated August 17, 2007

21051 Highway 140 West

Klamath Falls, OR 97601

Escrow No. MT92882-KR

Title No. 0092882

SPECIAL r.020212

### SPECIAL WARRANTY DEED

**JW NCP, LLC., an Oregon limited liability company,**

Grantor(s) hereby conveys and specially warrants to

**Cameron A. Curtiss and Leona V. Curtiss, as Co-Trustees of The Cameron A. Curtiss Revocable Trust U/T/A dated August 17, 2007 and Leona V. Curtiss and Cameron A. Curtiss, as Co-Trustees of The Leona V. Curtiss Revocable Trust U/T/A dated August 17, 2007,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and State of Oregon, to wit:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$10.00 and other valuable consideration.**

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.

47 and

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24<sup>th</sup> day of February, 2012

JW NCP, LLC., an Oregon limited liability company

BY: [Signature], Authorized Signer

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 24, 2012 by Jason de Vries as  
Authorized Signer for JW NCP, LLC., an Oregon limited liability company.

[Signature]  
(Notary Public for Oregon)

My commission expires 11/16/2015



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SW1/4 of Section 34, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the NW1/4 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northwesterly right of way line of the County Road to Eagle Ridge, as established by found center line hubs, from which the West 1/4 corner of said Section 3 bears South 51° 41' 42" West 3152.04 feet; thence North 21° 01' 06" West 1523.29 feet to a 5/8 inch iron pin; thence North 81° 59' 35" West 601.47 feet, to a 5/8 inch iron pin; thence North 08° 00' 25" East 504.82 feet, to a 5/8 inch iron pin; thence North 11° 16' 48" West 394.49 feet, to a 5/8 inch iron pin; thence North 12° 00' 51" East 185.12, to a 5/8 inch iron pin; thence North 20° 12' 08" East 296.83 feet to a 5/8 inch iron pin; thence North 16° 13' 00" East 514 feet, more or less to a point on the North line of said SW1/4 of Section 34; thence Easterly along said North line, 946 feet, more or less to a point that is 60 feet Westerly of the center 1/4 corner of said Section 34; thence Southerly parallel to and 60 feet from the North South center section line of said Section 34, 2596 feet, more or less, to a point on the Section line common to said Sections 34 and 3; thence Southerly parallel to and 60 feet from the North South center section line of said Section 3, 670 feet, more or less, to a point on the Northwesterly right of way line of the said County Road to Eagle Ridge; thence South 59° 44' 32" West 100.00 feet, more or less to the point of beginning, with bearings based on a solar observation. Reference above described tract of land to recorded Survey No. 2744, as recorded in the office of the Klamath County Surveyor.