

NOT 1396-10787

2012-002406

Klamath County, Oregon



00114909201200024060050051

03/06/2012 03:17:30 PM

Fee: \$57.00

**RECORDING COVER SHEET**

**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) & 205.238:

**Richard & Jennifer Sanford, Trustees  
Of the RJ Sanford Trust  
760 Lazy Heart Lane  
Fallon, NV 89406**

**2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Special Warranty Deed**

**3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)**

**Grantor's Address:**

**Richard & Jennifer Sanford, Trustees  
Of the RJ Sanford Trust  
760 Lazy Heart Lane  
Fallon, NV 89406**

**4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)**

**Jerry L Neff Estate  
Ryan Neff, Personal Representative  
1450 NW Teak Court  
Redmond, OR 97756**

**Grantee's Address:**

**1450 NW Teak Court, Redmond, OR 97756**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

**Richard & Jennifer Sanford,  
Trustees of the RJ Sanford Trust  
760 Lazy Heart Lane  
Fallon, NV 89406**

**6. TRUE AND ACTUAL**

**CONSIDERATION** - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$440,000.00**

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -**

Required by ORS 312.125(4)(b)(B):

57And

After recording return to:

Richard & Jennifer Sanford, Trustees  
— of the RJ Sanford Trust —  
~~760 Lazy Heart Lane~~  
Fallon, NV 89406

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

Richard C. Sanford and Jennifer L. Sanford,  
Trustees of the RJ Sanford Trust dated December 19, 2007  
760 Lazy Heart Lane  
Fallon, NV 89406

### SPECIAL WARRANTY DEED

The true consideration for this conveyance is \$440,000.00.

Ryan Neff as personal representative of the estate of Jerry L. Neff, Grantor, conveys and specially warrants to Richard C. Sanford and Jennifer L. Sanford, Trustees of the RJ Sanford Trust dated December 19, 2007, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

the real property described on the attached Exhibit A

Grantor conveys the property to Grantee subject to the exceptions to title set forth on the attached Exhibit B.

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.

[signature on following page]

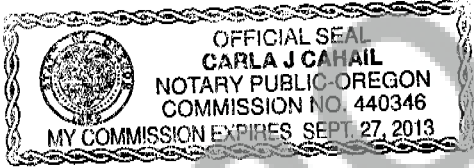
Dated: 5/20/, 2011

Grantor:

Ryan Neff as personal Rep.  
Ryan Neff as personal representative of the  
estate of Jerry L. Neff

State of Oregon )  
County of Washington ) ss.

This instrument was acknowledged before me on May 20, 2011 by  
Ryan Neff as personal representative of the estate of Jerry L. Neff.



Carla J. Cahail  
Notary Public for Oregon  
Commission No.: 440346  
My Commission Expires: 9/27/13

**EXHIBIT A**

**PROPERTY DESCRIPTION**

**Parcel 1:**

The SW 1/4 of Section 11, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 2:**

The NW 1/4 of Section 14, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Acct. No. 3010-00000-00300-00 and 3010-00000-00800-00

## EXHIBIT B

### EXCEPTIONS TO TITLE

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.

4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

5. Reservations, restrictions and easements as contained in Deeds to Restricted Indian Land, subject to the terms and provisions thereof;

Recorded: November 5, 1958

Volume: 306, page 17, Deed Records of Klamath County, Oregon

And

Volume: 306, page 178, Deed Records of Klamath County, Oregon

6. Reservations, restrictions and easements as contained in Patent from United States of America recorded in Volume 306, page 15 and in Volume 306, page 176, Deed Records of Klamath County, Oregon.

7. Reservations, restrictions and easements as contained in Land Status Reports recorded in Volume 306, page 19 and in Volume 306, page 184, Deed Records of Klamath County, Oregon.