

2012-002820

Klamath County, Oregon



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03/16/2012 09:00:08 AM

Fee: \$47.00

RECORDING REQUESTED BY:

McCarthy & Rubright, LLP

P.O. Box 190

Red Bluff, CA 96080

WHEN RECORDED MAIL TAX

STATEMENTS TO:

Alvin and Peggy Marengo

8475 Marengo Ranch Drive

Red Bluff, CA 96080

STATUTORY WARRANTY DEED

Alvin R. Marengo and Peggy A. Marengo, trustees of the Marengo Trust dated December 3, 1996, Grantor, conveys and warrants to **Marengo Ranches OR, LLC**, a California limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **to convey title only**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300. 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 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:

2-17-2012

Alvin R. Marengo
ALVIN R. MARENGO, trustee of the
Marengo Trust Dated December 3, 1996
Peggy A. Marengo
PEGGY A. MARENGO, trustee of the
Marengo Trust Dated December 3, 1996

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF TEHAMA)

On February 17, 2012, before me, PATTY PLEMONS, a Notary Public in and for said County and State, personally appeared ALVIN R. MARENCO and PEGGY A. MARENCO, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.




NOTARY PUBLIC
My commission expires 7-19-2013

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

PARCEL 1: Township 32 South, Range 8 East, Willamette Meridian:

- Section 17: E $\frac{1}{2}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 19: All that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Easterly of the Williamson River
 Section 20: N $\frac{1}{2}$, SE $\frac{1}{4}$, SAVING AND EXCEPTING THEREFROM the South 20 feet of the SE $\frac{1}{4}$ and that portion of the NW $\frac{1}{4}$ lying Westerly of the most Westerly bank of the Williamson River.
 Section 21: SW $\frac{1}{4}$
 Section 29: All, EXCEPT the South 20 feet of the SE $\frac{1}{4}$
 Section 30: All

PARCEL 2: Township 32 South, Range 7 East, Willamette Meridian:

- Section 25: All that portion of the E $\frac{1}{2}$ and of the E $\frac{1}{2}$ NW $\frac{1}{4}$ lying Easterly of the center thread of Williamson River, SAVING AND EXCEPTING THEREFROM any portion thereof lying Northerly of the center thread of Williamson River.

TOGETHER WITH a 60-foot easement from the existing road on the West bank of the Williamson River to the center thread of the Williamson River for bridge construction purposes. Said easement to be located 990 feet North of the South boundary of Section 25, T. 32 S., R. 7 E.W.M.

State of Oregon, County of Klamath
 Recorded 2/15/00, at 10:38 A. m.
 In Vol. M00 Page 4686
 Linda Smith,
 County Clerk Fee\$ 26⁰⁰