

2012-006285

Klamath County, Oregon



00119500201200062850040041

AFTER RECORDING RETURN TO:

Peter L. Osborne
Schwabe, Williamson & Wyatt
1211 SW 5th Ave., Ste. 1900
Portland, OR 97204

06/11/2012 08:40:57 AM

Fee: \$52.00

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

BLS, LLC
33001 Hwy 50
Malin, OR 97632

STATUTORY WARRANTY DEED

JEANNE S. DUDY and LOUISE S. CRAWFORD, Trustees of the WALTER H. STASTNY FAMILY TRUST dated March 30, 2001, Grantors, convey to BLS, LLC, and Oregon limited liability company, Grantee, the following described real property:

The real property described in Exhibit "A" attached hereto (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to those liens, encumbrances and other exceptions to title set forth in Exhibit "B" attached hereto.

The true consideration for this conveyance consists of other property or value other than money given or promised.

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, 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 31st day of May, 2012.

GRANTOR:

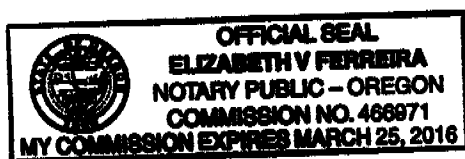
Jeanne S. Dudy

Jeanne S. Dudy, Trustee

Walter H. Stastny Family Trust dated March 30, 2001

STATE OF Oregon)
) ss.
County of Klamath)

This instrument was acknowledged before me this 31st day of May, 2012, by Jeanne S. Dudy, Trustee of the Walter H. Stastny Family Trust dated March 30, 2001.



Elizabeth V. Ferreira
NOTARY PUBLIC FOR Oregon
My Commission Expires: 25th, March 2016

Dated this 31st day of May, 2012.

GRANTOR:

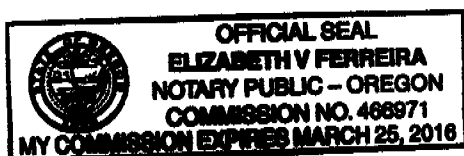
Louise S. Crawford

Louise S. Crawford, Trustee

Walter H. Stastny Family Trust dated March 30, 2001

STATE OF Oregon)
) ss.
County of Klamath)

This instrument was acknowledged before me this 31st day of May, 2012, by Louise S. Crawford, Trustee of the Walter H. Stastny Family Trust dated March 30, 2001.



Elizabeth V. Ferreira
NOTARY PUBLIC FOR Oregon
My Commission Expires: 25th, March 2016

EXHIBIT A
(Property)

PARCEL 1:

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion of above described property heretofore conveyed to Klamath County, Oregon by deed dated April 23, 1928 and recorded in Volume 85, page 165, Deed Records of Klamath County, Oregon; and also that portion of above described property lying Northerly of the high line canal of the Malin Irrigation District conveyed to Ben Johnson and wife by deed dated February 4, 1954, and recorded February 5, 1954 in Volume 265, page 244, Deed Records of Klamath County, Oregon.

PARCEL 2:

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the high line canal of Malin Irrigation District.

PARCEL 3:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, lying Northerly and Easterly of the low line canal of Malin Irrigation District, Section 13, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. AND ALSO EXCEPT a parcel of land situated in Section 24, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the NE corner of said Section 24; thence S $00^{\circ} 01' 04''$ W along the East line of said Section 24, 1033.63 feet to the point of beginning for this description; thence leaving said East section line N $87^{\circ} 01' 49''$ W, 33.54 feet to a 5/8 inch iron pin in the West right of way fence of Stastny Road; thence continuing N $87^{\circ} 01' 49''$ W along said Southern edge of an irrigation ditch, 587.87 feet to a 5/8 inch iron pin; thence continuing N $87^{\circ} 01' 49''$ W along said Southern edge of an irrigation ditch, 25.00 feet to the center of a North-South drain ditch; thence S $00^{\circ} 41' 24''$ E along the center of said North-South drain ditch, 60.62 feet; thence S $14^{\circ} 16' 13''$ W continuing along said North-South drain ditch, 288 feet more or less to the South line the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 24; thence leaving said North-South drain ditch Easterly along said South line NE $\frac{1}{4}$ NE $\frac{1}{4}$ to said East section line; thence N $00^{\circ} 01' 04''$ E along said East section line to the point of beginning.

PARCEL 4:

The SW $\frac{1}{4}$ NW $\frac{1}{4}$ of and NW $\frac{1}{4}$ SW $\frac{1}{4}$ all in Section 13, in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT B

(Permitted Exceptions)

Subject to contract and/or lien for irrigation and/or drainage; reservations, easements and rights of way of record and apparent on the land.