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2012-008492

Klamath County, Oregon



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08/03/2012 01:53:47 PM

Fee: \$52.00

Grantor's Name and address:
MARTIN TICE
Successor Trustee
Tice Family Trust
P. O. Box 4206
Medford, OR 97501:

Grantee's Name and address:
Larry D. Tice
President
DAELT, LLLP
775 No. 26 Road
Grand Junction, Colorado 81501

After recording return to:
Larry D. Tice
President
DAELT, LLLP
775 No. 26 Road
Grand Junction, Colorado 81501

Until a change is requested all
tax statements shall be sent to
the following address:
Larry D. Tice
President
DAELT, LLLP
775 No. 26 Road
Grand Junction, Colorado 81501

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Martin Tice, as Successor Trustee of the Tice Family Trust U.A.D. February 26, 1990 as to Parcel 1 and The Tice Family Marital Trust as created pursuant to the Tice Family Trust U/A/D 2/26/90 as amended as to Parcel 2, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAELT, LLLP, a Colorado limited liability partnership, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

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

Parcel 1:

Parcel 1 of Land Partition 85-06, situated in the NW 1/4 SW 1/4 of Section 36, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Parcel 2 of Land Partition 85-06, situated in the NW 1/4SW 1/4 of Section 36, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax parcel Number: R451040 and R893958

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims or easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or other facts which a correct survey would disclose.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes for the fiscal year 2012-2013 a lien due, but not yet payable.

7. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

8. Easement, including terms and provisions contained therein:

Recording information: April 4, 1940 in Volume 128 Page 267, deed records of Klamath County, Oregon

In Favor of: The California Oregon Power Company
For: Pole lines

9. Easement, including terms and provisions contained therein:

Recording Information: October 29, 1953 in Volume 263 Page 569, deed records of Klamath County, Oregon

In Favor of: The California Oregon Power Company
For: Pole lines

10. Easement, including terms and provisions contained therein:

- Recording Information: September 9, 1965 in Volume M65 Page 1531,
records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company
For: Anchor and guy wire
11. Easement, including terms and provisions contained therein:
Recording Information: October 5, 1973 in Volume M73 Page 13495,
records of Klamath County, Oregon
In Favor of: Southern Oregon Broadcasting Company, dba
SO Cable TV
For: Transmission line
12. Driveway Agreement Agreement and the terms and conditions thereof:
Between: Joseph Henry McIntyre and Sondra Halliday McIntyre,
husband and wife,
And: Raymond S. Tice and Irene Tice, husband and wife,
and Richard A. Kirkpatrick and Robert S. Berry and
Kimberly A. Berry and John L. Lundberg
Recording Information: April 7, 1987 in Volume M87 Page 5812, records of
Klamath County, Oregon
13. Easement, including terms and provisions contained therein:
Recording Information: February 7, 1995 in Volume M95 Page 2756,
records of Klamath County, Oregon
In Favor of: Klamath County by and through its Public Works
Department
For: Slope Easement

To Have and to Hold the same unto the said grantee and grantee's heirs,
successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs,
successors and assigns, that grantor is lawfully seized in fee simple of the above
granted premises, free from all encumbrances except those set forth above and those
apparent on the land, if any, and that grantor will warrant and forever defend the said
premises and every part and parcel thereof against the lawful claims and demands of
all persons whosoever, except those claiming under the above described
encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars,
is \$465,000.00.

In construing this deed and where the context so requires, the singular includes
the plural and all grammatical changes shall be implied to make the provision hereof
apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2 day of August 2012; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL 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 TO VERIFY APPROVED USES.

Martin Tice
Martin Tice, Successor Trustee

STATE OF OREGON)

County of Jackson)

ss

Dated: 8/2/12

Personally appeared the above named Martin Tice, Successor Trustee and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

S. Blaisdell
Notary Public for Oregon

My Commission Expires: 8/15/12

