

2012-012343

Klamath County, Oregon

COVER SHEET



00126812201200123430040048

11/06/2012 02:41:54 PM

Fee: \$52.00

Returned to Coroner

After recording return to:
Richard Fairclo, Attorney at Law
409 Pine Street, Suite 209
Klamath Falls, OR 97601

RECORDING COVER SHEET
FOR DEED

Eleanor A. Sukraw, Grantor, conveys to Trustee of The Eleanor A. Sukraw Trust
Dated January 17, 1990.

Statutory Special Warranty Deed, including attached 2 page Exhibit "A" dated
March 28, 2000.

Send Tax Statements to:

(No Change)
1881 Lower Klamath Lake Road
Klamath Falls, Oregon 97603

STATUTORY SPECIAL WARRANTY DEED

ELEANOR A. SUKRAW, Grantor, conveys and specially warrants to ELEANOR A. SUKRAW, INITIAL TRUSTEE OF THE ELEANOR A. SUKRAW TRUST DATED JANUARY 17, 1990, Grantee, an undivided 1/3 interest in the following described real property in Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

See Attached Exhibit "A."

SUBJECT TO reservations, liens, and restrictions of record, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this conveyance is \$1.00.

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

No change.

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 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 28 day of March, 2000.

Mrs Eleanor A Sukraw

STATE OF OREGON

] ss.
]

County of Klamath

The foregoing instrument was acknowledged before me this 28 day of March, 2000, by ELEANOR A. SUKRAW.

Lois E. Apple
Notary Public for Oregon
My Commission expires:



EXHIBIT "A"

PARCEL ONE

The portion of the NW1/4 NE1/4 lying westerly from the right of way of the Modoc Northern Railway and all of the NE1/4 NW1/4, Section 27, Township 39S., R. 9 E.W.M.

PARCEL TWO

A tract of land situated in Government Lot 3 of Section 27, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Government Lot 3; thence North along the East line of Government Lot 3 to the Northeast corner thereof; thence West along the North line of Government Lot 3, 998 feet, more or less, to an existing fence on the right bank of an irrigation ditch as now constructed; thence Southeasterly following said fence and ditch to a point on the South line of Government Lot 3, said point being 147 feet West of the point of beginning; thence East along the South line of Government Lot 3 to the point of beginning.

EXCEPTING THEREFROM THAT PORTION LYING
WITHIN LOWER LAKE ROAD

PARCEL THREE

Willamette Meridian, Oregon
T. 39 S., R. 9 E. Sec. 28 Lot 2 containing 4.00 acres;

PARCEL FOUR

The SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following portion of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, to-wit: Beginning at the intersection of the North line of said Section 27 and the centerline of the existing drain (as constructed over and upon the ground) which intersection is 427.0 feet, more or less, East of the Northwest corner of said Section 27; thence West along North line of said Section 27, a distance of 427.0 feet, more or less, to the Northwest corner of said Section 27; thence South along West line of said Section 27 a distance of 621.0 feet to a point; thence East a distance of 740.0 feet, more or less, to a point on centerline of aforementioned drain; thence Northwesterly along centerline of said drain to the point of beginning, and also SAVING AND EXCEPTING from said SW $\frac{1}{4}$ NW $\frac{1}{4}$ that portion thereof which lies Southwesterly of the No. 1 Drain which crosses said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27.

SAVING AND EXCEPTING the following described portion A parcel of land lying in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Described as follows: Beginning at a point on the West line of Section 27, 621 feet South from the Northwest corner thereof; thence South along the West section line 300 feet; thence East, 363 feet; thence North parallel to the West section line 300 feet to a point due East to the point of beginning; thence West 363 feet, more or less, to the point of beginning.

AS DESCRIBED IN THAT DEED RECORDED @ VOL. M95 PAGE 28262,
DEED RECORDS OF KLAMATH COUNTY, OREGON.

RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS OR 97601