

2012-013897

Klamath County, Oregon



00128610201200138970030035

12/13/2012 02:54:14 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Jeremy R. Bader
Lane Powell PC
601 SW Second Avenue
Suite 2100
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:

Dennis Sterling Becklin and Amber Lee
Becklin
3560 Rogue River Highway
Grants Pass, Oregon 97527

SPECIAL WARRANTY DEED

Dennis M. Becklin (AKA Dennis Becklin) and Debra J. Becklin, husband and wife, Grantor, convey and specially warrant to Dennis Sterling Becklin and Amber Lee Becklin, husband and wife, Grantee, that certain real property located in Klamath County, Oregon, and more particularly described on Exhibit A attached hereto, free of all liens and encumbrances created or suffered by Grantor except those of record and those that could be ascertained by a survey or physical inspection of the real property.

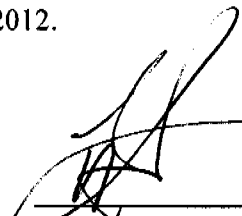
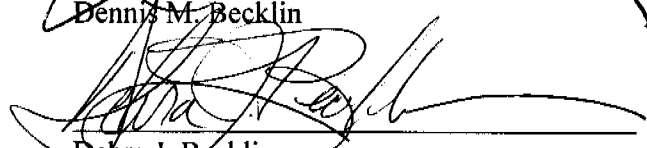
The true consideration for this conveyance consists of other valuable consideration.

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, 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.

[Signatures follow]

DATED this 13th day of December, 2012.

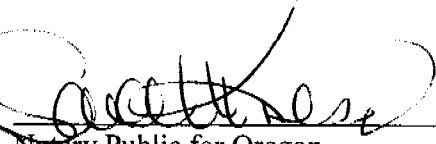
GRANTOR:


Dennis M. Becklin

Debra J. Becklin

STATE OF OREGON)
) ss.
County of Klamath)

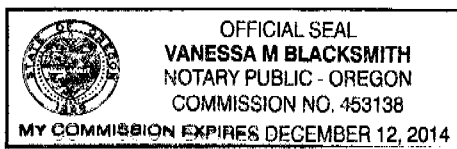
The foregoing instrument was acknowledged before me on December 13, 2012, by
Dennis M. Becklin.




Notary Public for Oregon
My commission expires 10/16/2014

STATE OF OREGON)
) ss.
County of ~~Klamath~~ Josephine)

The foregoing instrument was acknowledged before me on December 13, 2012, by
Debra J. Becklin.



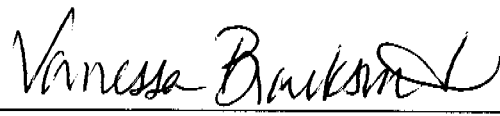

Notary Public for Oregon
My commission expires 12/12/2014

EXHIBIT A

Legal Description

That portion of the SW1/4 SW1/4 of Section 26 lying south of the U.S.B.R. No. 31 Drain; the NW1/4 NW1/4 of Section 35 and that portion of Government Lot 8 of Section 34 lying east of the easterly right of way line of the Burlington Northern Railroad, in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon;

ALSO an undivided one-half interest in a 60-foot roadway along the west side of the SW1/4 NW1/4 and NW1/4 SW1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending north to the County Road, only as excepted in that certain deed to V. C. Rexford by Deed recorded in Volume 114, Page 317, Deed Records of Klamath County, Oregon;

EXCEPTING THEREFROM that portion conveyed to the United States of America, by an Instrument recorded May 21, 1910 in Deed Volume 29, Page 213, Deed Records of Klamath County, Oregon, for Stukel Lateral and Traynor Lateral over the NW1/4 NW1/4 of Section 35 and the NE1/4 NE1/4 Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon;

ALSO INCLUDING THE FOLLOWING: That portion of the SE1/4 SE1/4 and Government Lot 5 lying east of the easterly right of way line of the Burlington Northern Railroad; that portion of Government Lot 6 lying east of the easterly right of way line of the Burlington Northern Railroad and south of the U.S.B.R. No. 31 Drain, all in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

And

That portion of the SW1/4 SW1/4 of Section 26 lying South of the U.S.R.S. Drainage Ditch #31; the NW1/4 NW1/4 of Section 35 and a portion of Government Lot 8 of Section 34, lying East of the Easterly right of way line of Great Northern Railroad, in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO an undivided one-half interest in a 60 foot roadway along the West side of the SW1/4 NW1/4 and NW1/4 SW1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending North to the County Road, only as excepted in that certain Deed to V. C. Rexford by Deed recorded in Volume 114, page 317, Deed Records of Klamath County, Oregon, EXCEPTING rights or way conveyed to the United States of America and rights of way for roads and Great Northern Railway.

EXCEPTING THEREFROM that portion conveyed to the United States of America, by an instrument recorded May 21, 1910 in Deed Volume 29, page 213, Deed Records of Klamath County, Oregon, for Stukel Lateral and Trayner Lateral over NW1/4 NW1/4 of Section 35 and NE1/4 NE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.