

2012-014080

Klamath County, Oregon



00128815201200140800030030

12/18/2012 11:52:01 AM

Fee: \$47.00

**GRANTOR:**

Darryl Goodson  
23500 Belmont Circle  
Salinas, CA 93908

**GRANTEE:**

Fort Klamath Ranch Enterprizes, LLC  
46 Forester Lane  
White Salmon, WA 98672

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Darryl Goodson, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fort Klamath Ranch Enterprizes, LLC, an Oregon Limited Liability Company, 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 and State of Oregon, described as follows, to-wit:

**PARCEL 1**

The SW ¼ of the SE ¼ and the SE ¼ of the SW ¼, Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2**

All of that portion of the NE ¼ of NW ¼ of Section 26, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, East of Fort Creek and which lies North of the Creek known as Short Creek which Creek runs from the Northeast corner of said "40" in Southwesterly direction into Fort Creek.

**PARCEL 3**

A strip of land located in the SW ¼ SW ¼ of Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:  
Beginning at a point on the East line of the SW ¼ SW ¼ of Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, from which point a 5/8" rebar with aluminum cap marking the SW 1/16 corner of said Section 23 as set during R.O.S. No. 3749 bears North 00° 04' 11" West 350.00 feet; thence South 89° 55' 49" West 8.00 feet; thence South 00° 04' 11" East 338.00 feet; thence North 89° 55' 49" East 8.00 feet to a point on the East line of said SW ¼ SW ¼ thence along said East line North 00° 04' 11" West 338.00 feet to the point of beginning.

**PARCEL 4**

A perpetual non-exclusive easement benefitting Parcels 1, 2 and 3 for ingress and egress to and from Oregon State Highway 62 described as follows:

A piece or parcel of land situate in the SW ¼ SW ¼ of Section 23, Township 33, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of said SE ¼ SW ¼ bears North 0° 34' West 203 feet distance; thence North 78° 25' West 6.1 feet to an iron pin reference monument in the existing North-South fence thence North 78° 25' West 6.1 feet, more or less, to an iron pin in the Easterly right-of-way fence of State Highway No. 62, as the same is presently located and constructed.

As recorded in Easement recorded February 29, 1974 in Volume M74, page 2369, Microfilm Records of Klamath County, Oregon.

PARCEL 5

The NW ¼ SW ¼, NW ¼ SE ¼ and that portion of the S ½ SE ¼ NW ¼ SW ¼ and S ½ N ½ SE ¼ NW ¼ SW ¼ lying Easterly of the Highway, all in Section 23, Township 33 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

All those portions of the NE ¼ NW ¼ SW ¼ and the N ½ N ½ SE ¼ NW ¼ SW ¼ of Section 23, Township 33 South, Range 7 ½ East of the Willamette Median, Klamath County, Oregon, lying Easterly of State Highway 232.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

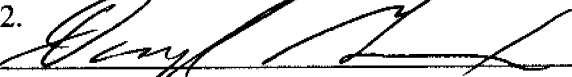
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES"

To Have and to Hold the same unto the 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 of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$620,000.00.

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 provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 10th day of December, 2012.

  
Darryl Goodson

STATE OF \_\_\_\_\_, County of \_\_\_\_\_)ss.

Personally appeared the above named Darryl Goodson and acknowledge the foregoing instrument to be his voluntary act and deed.

SEE ATTACHED  
NOTARY CERTIFICATE

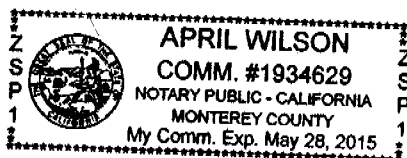
(S E A L)

Before me: \_\_\_\_\_  
Notary Public for \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California  
County of Monterey

On Dec 10, 2012 before me, April Wilson, A Notary Public  
personally appeared Darryl Goodson



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature

April Wilson

Signature of Notary Public

## ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Warranty Deed

Document Date: 12-10-12

Number of Pages: 2pg's + 4/c

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer
- ☐ Partner
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Other: \_\_\_\_\_

Signer is representing \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer
- ☐ Partner
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Other: \_\_\_\_\_

Signer is representing \_\_\_\_\_