

2012-014124

Klamath County, Oregon



00128866201200141240030034

12/19/2012 02:12:52 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SENT TAX STATEMENTS TO:

Ann Marie McGill
Ronald D. McGill
1037 Pacific Terrace
Klamath Falls OR 97601

DEED

Lynn E. Long and Ann Marie McGill, Successor Trustees of the Murel and Barbara Long 1998 Trust, UTA 3/12/1998, Grantors, convey to Ann Marie McGill and Ronald D. McGill, wife and husband, Grantees, that certain real property in Klamath County, Oregon described as Parcel 1 of Land Partition 21-11 and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Title is conveyed subject to:

1. The Easement described in the instrument recorded in Book 96, page 86 of the Deed records of Klamath County, Oregon, in favor of the Klamath Drainage District for the construction, operation, and maintenance of irrigation and drainage ditches and roads as described therein; and

2. The Right of First Refusal Agreement dated December 19, 2012, made by and between the Grantors, the terms and conditions of which are incorporated herein by this reference, and as disclosed by the Memorandum of Right of First Refusal Agreement recorded as instrument 2012-014123 in the records of the Clerk of Klamath County, Oregon.

This Deed is made in distribution of the assets of the above-said Trust and no consideration stated in dollars has been paid herefore.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

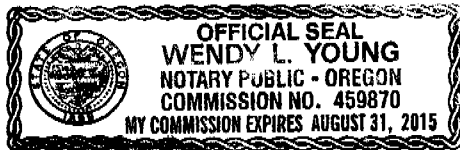
Dated this 18 day of December 2012.

Lynn E. Long
Lynn E. Long, Successor Trustee of the Murel
and Barbara Long 1998 Trust

Ann Marie McGill
Ann Marie McGill, Successor Trustee of the
Murel and Barbara Long 1998 Trust

STATE OF OREGON, County of Klamath) ss.

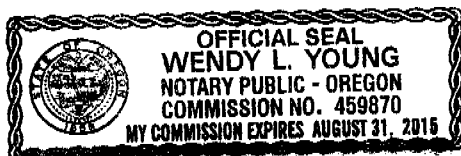
This instrument was acknowledged before me on the 18 day of December 2012 by
Lynn E. Long, in his capacity as Successor Trustee of the Murel and Barbara Long 1998 Trust.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 18 day of December 2012 by
Ann Marie McGill, in her capacity as Successor Trustee of the Murel and Barbara Long 1998
Trust.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8.31.2015

Description for Parcel 1 of Land Partition 21-11

Parcel 1 of Land Partition 21-11 being more particularly described as follows:

Township 41 South, Range 9 East of the Willamette Meridian:

Section 12:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$;

Lot 6, excepting that portion thereof which would be equivalent to the NW $\frac{1}{4}$ NW $\frac{1}{4}$; also excepting that portion thereof deeded to O'Connor Livestock Company in deed recorded December 14, 1972 in Volume M72, Page 14339; also excepting that portion lying northerly of the centerline of the North Canal;

Those portions of Lots 7, 8 and 10 and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying southerly and westerly of the centerline of the North Canal.

Section 13:

Lots 2, 3 and the E $\frac{1}{2}$ NW $\frac{1}{4}$;

Lot 1, excepting any portion thereof which lies east of the following described line: Beginning at a 3 $\frac{1}{2}$ " brass cap monument marking the southeast corner of Section 13; thence North 00°05'47" East 3322.68 feet to a 5/8" iron rod; thence continuing North 00°05'47" East 39 feet, more or less, to the centerline of the North Canal;

The NE $\frac{1}{4}$, excepting any portion thereof which lies northerly of the centerline of the North Canal, also excepting any portion thereof which lies east of the following described line: Beginning at a 3 $\frac{1}{2}$ " brass cap monument marking the southeast corner of Section 13; thence North 00°05'47" East 3322.68 feet to a 5/8" iron rod; thence continuing North 00°05'47" East 39 feet, more or less, to the centerline of the North Canal.

Township 41 South, Range 10 East of the Willamette Meridian:

Section 18:

Any portion of Section 18 which lies west of the following described line: Beginning at a 3 $\frac{1}{2}$ " brass cap monument marking the southeast corner of Section 13; thence North 00°05'47" East 3322.68 feet to a 5/8" iron rod; thence continuing North 00°05'47" East 39 feet, more or less, to the centerline of the North Canal.