

STARK AND HAMMACK, P.C.
ATTORNEYS AT LAW
100 EAST MAIN STREET, SUITE M
MEDFORD, OREGON 97501

2012-014153
Klamath County, Oregon



12/20/2012 10:29:59 AM

Fee: \$92.00

DECLARATION OF EASEMENT

Know all men by these presents, that on this 16 day of October, 2012, JULIE and JERRY KRIEGER (hereinafter referred to as "Grantor") are the owners of the real property described on Exhibit "A," which is attached hereto and by this reference incorporated herein. Grantors hereby grant and convey to DONALD L. and V. HELEN MIDKIFF (hereinafter referred to as "Grantee"), who are the owners of the real property described on Exhibit "B," which is attached hereto and by this reference incorporated herein, an exclusive perpetual easement affecting the above stated real property described on Exhibit "A," and more particularly described as follows:

An easement ten feet (10') wide and twenty-five feet (25') long, along the edge of the shop currently constructed directly along the property line of the property described in Exhibit "B." A map setting forth the easement is attached hereto as Exhibit "C" and by this reference incorporated herein.

This easement shall be for the benefit of the Grantee stated above, and is intended to provide for the shop constructed on property described on Exhibit "B" to meet any and all required setback provisions as required under the Klamath County Land Development Code.

This Declaration of Easement shall run with the land and be binding on and inure to the benefit of the parties and their heirs, personal representatives, successors and assigns.

The true and actual consideration for this transfer stated in terms of dollars is \$0.00; however, the actual consideration consists of promises made which are the full consideration.

DATED this 16th day of October 2012.

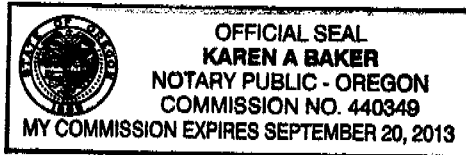
GRANTORS:

Julie Krieger
Julie Krieger

Jerry Krieger
Jerry Krieger

STATE OF OREGON)
)ss.
County of KLAMATH)

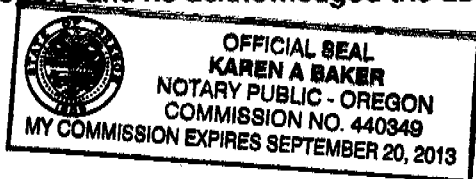
This instrument was acknowledged before me this 16 day of OCT, 2012, by Julie Krieger, and she acknowledged the above instrument to be her voluntary act and deed.



Karen A Baker
Notary Public for Oregon
Comm Exp 9-20-2013

STATE OF OREGON)
)ss.
County of KLAMATH)

This instrument was acknowledged before me this 16 day of OCT, 2012, by Jerry Krieger, and he acknowledged the above instrument to be his voluntary act and deed.



Karen A Baker
Notary Public for Oregon
Comm Exp 9-20-2013

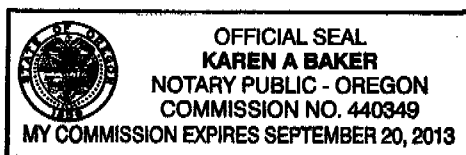
APPROVED, AGREED AND ACCEPTED BY:

Donald L. Midkiff
Donald L. Midkiff

V. Helen Midkiff
V. Helen Midkiff

STATE OF OREGON)
)ss.
County of KLAMATH)

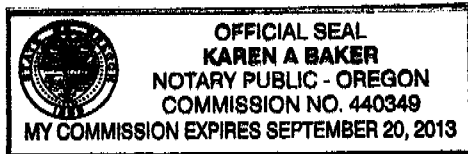
This instrument was acknowledged before me this 16 day of OCT, 2012, by Donald L. Midkiff, and he acknowledged the above instrument to be his voluntary act and deed.



Karen A Baker
Notary Public for Oregon
Comm Exp 9-20-2013

STATE OF OREGON)
)ss.
County of KLAMATH)

This instrument was acknowledged before me this 16 day of OCT, 2012, by V. Helen Midkiff, and she acknowledged the above instrument to be her voluntary act and deed.



Karen A Baker
Notary Public for Oregon
Comm Exp 9-20-2013

EXHIBIT

A

William L. Greene, husband and wife
 Heretofore called the grantor, for the consideration hereinafter stated to the grantee said by
 Jerald Krieger and Julia Krieger, his husband and wife, heretofore called the grantees, those
 certain real property, with the improvements, hereditaments and appurtenances thereunto in any
 wise in anywise situated in the County of Elkhart, State of Oregon, described as follows:

See description on reverse side

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules Regulations and Assessments of South Suburban Sanitary District; Acreage and use limitations under provisions of United States Statutes, and regulations issued thereunder; Assessments and charges of the City of Klamath Falls for monthly water service; Rights granted to Modoc Northern Railway Company, including the terms and provisions thereof, for extending slopes, building culverts and other matters, set forth in deed recorded December 2, 1910 in Deed Volume 30 page 475 deed records of Klamath County, Oregon; Special Assessment for turn use pursuant to ORS 108.378 and 308.403;

to have and to hold the above described and granted premises unto the said person, or heirs, or assigns, for ever, their heirs and assigns forever.

And greater power we have to and with Governor and the Council of the said State and their assigns, that greater we hereby intend in fee simple of the above granted premises from death to perpetuity.

The first and actual consideration paid for this building, stated in terms of dollars, is \$5,000.00

part of the construction proceeds which are...
In consideration of this deed and where the contract so requires, the grantor has agreed to pay to the grantee the sum of \$10,000.
Changes shall be required to make the provisions hereof comply exactly with the plan and all amendments
in Wilson's Manual; the grantor has executed this agreement and the same shall be binding upon him and his heirs,
if it contains therein, he has caused its name to be signed and sealed by him or by some one acting under his authority.

[illegible]

70. When duty authorized there by
 71. *George*
 72. *George*
 73. *George*
 74. *George*
 75. *George*
 76. *George*
 77. *George*
 78. *George*
 79. *George*
 80. *George*
 81. *George*
 82. *George*
 83. *George*
 84. *George*
 85. *George*
 86. *George*
 87. *George*
 88. *George*
 89. *George*
 90. *George*
 91. *George*
 92. *George*
 93. *George*
 94. *George*
 95. *George*
 96. *George*
 97. *George*
 98. *George*
 99. *George*
 100. *George*

STATE OF ARIZONA
County of PIMA
April 11, 1904

STATE OF OREGON, County of _____

William L. Greene and
Jean L. Greene

_____ Secretary of _____

[Handwritten signature]

and that said, and to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed by the president and secretary of the Board of Directors, and attested by the Secretary of said corporation in the presence of the said president and secretary.

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

~~For Public Use Only~~ (OFFICIAL SEAL)

100

STATE OF OREGON,

County of _____

RECEIVED

[illegible]

KT/60

~~RECORD OF DEATHS OF WHITE CRIMINALS~~

10-10-68

Witness my hand and seal of

 Deputy Attorney General

DEL 2000

100

A record of land situated in the State of Oregon is now the subject of Section 18, all in Township 30 South, Range 10 East of the Willamette Meridian, Clatsop County, Oregon, being more particularly described as follows:

Beginning at a point in Section 18 from which the East one-quarter corner of said Section 18 bears S 54°28'33" E. 1221.1 feet distant, said point being the intersection of the North one-quarter corner of said line of the Clatsop Mills Main Highway (Oregon Highway 199) with an existing fence line, said point also being the Northwest corner of property described in Deed No. 174, Page 8862, thence S 60°23'48" E. 1/4 mile said fence line to a point on the North-South center-line of said Section 18, said point also being the Northwest corner of property described in Deed 174, Page 8862, thence S 60°23'48" E. 1/4 mile said fence line 175 feet more or less, to the North one-quarter corner of said Section 18, thence North along the center-of-section line of said Section 1, 1302 feet, more or less, to a point on the Northwest line of any line of Elliott Road, thence West along said line 1220 feet, more or less, to the West one-quarter corner of said Section 1, thence North along said line 1302 feet, more or less, to the intersection of the North one-quarter corner of said Section 1 with Oregon Highway 199, thence North along said line to the line to the point

[illegible]

EXHIBIT

B



After recording return to:
Donald Midkiff and Vida Midkiff
7770 Elliott Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Donald Midkiff and Vida Midkiff
7770 Elliott Road
Klamath Falls, OR 97603

File No.: 7021-850066 (DMC)
Date: July 07, 2006

M06-14013

Klamath County, Oregon

07/11/2006 03:48:05 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

James T. Berg and Lorene Berg as tenants by the entirety, Grantor, conveys and warrants to
Donald L. Midkiff and Vida H. Midkiff as tenants by the entirety, Grantee, the following described
real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$225,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 10 day of July, 2006.

APN: 87384

Statutory Warranty Deed
- continued

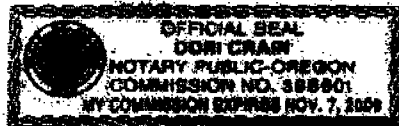
File No.: 7021-SUB006 (DPR)
Date: 07/07/2006

James T. Berg

Lesare Berg

STATE OF Oregon)
)ss
County of Klamath)

This instrument was acknowledged before me on this 10 day of July, 2014
by Janie T. Berg and Lorene Berg.



Dani Grabin
Notary Public for Oregon
My commission expires: November 7, 2009

APR 97184

Statutory Warranty Deed
- continued

File No.: 7621-030866 (CNC)
Date: 07/07/2006

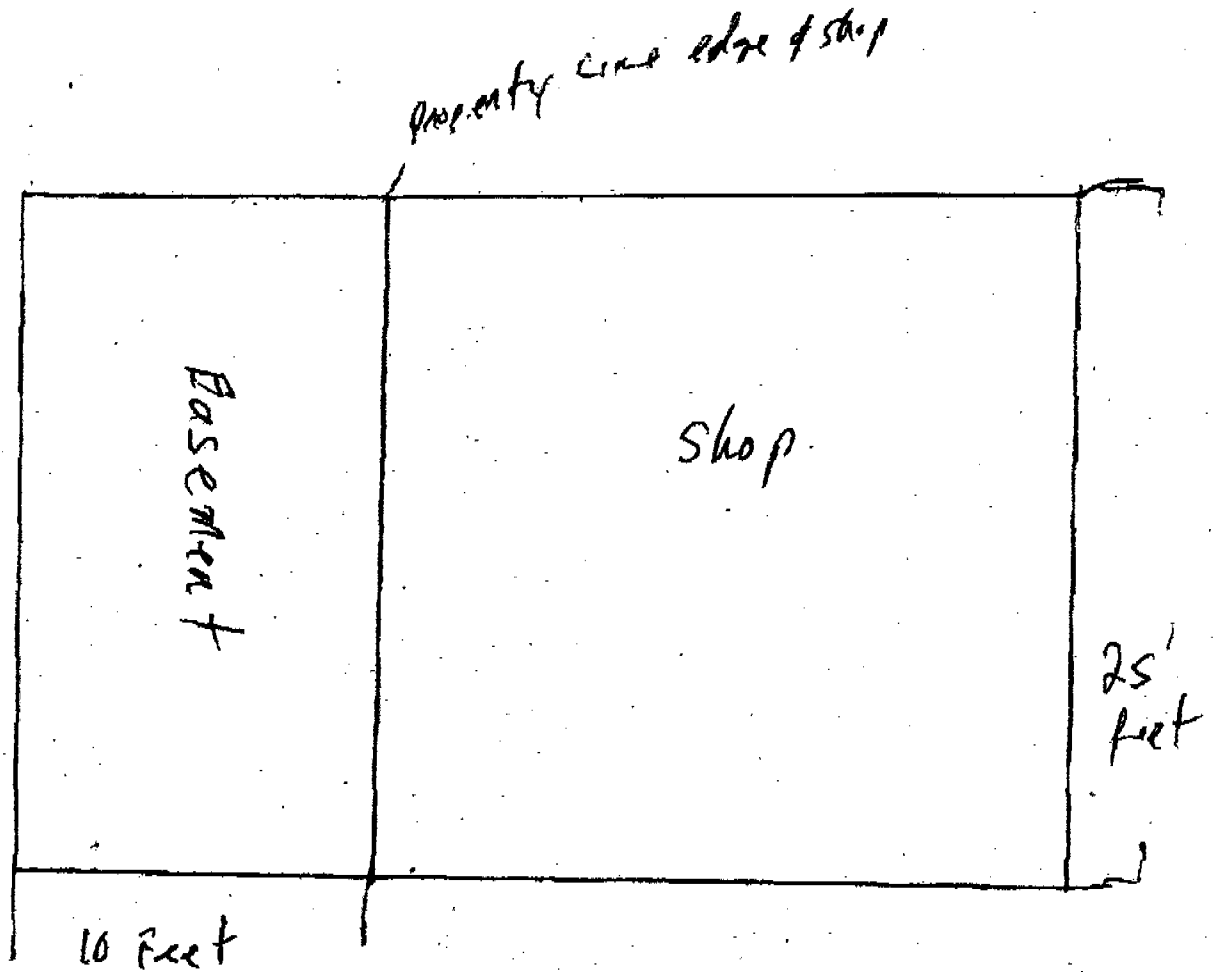
EXHIBIT A

LEGAL DESCRIPTION:

All that portion of the SW 1/4 SW 1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northeastly from the Dalles-California Highway. SAVING AND EXCEPTING therefrom any existing rights of way for ditches, drains and laterals, and for roadways.

EXHIBIT

C



Donald L Midkiff

V. Helen Midkiff

7770 Elliott Rd Klamath Falls OR

97603