

Mark J. Bercot

2013-006794

Klamath County, Oregon

Grantor



00137688201300067940020023

Mark J. Bercot, Trustee
5325 South Sixth Street
Klamath Falls, OR 97603

06/17/2013 09:26:01 AM

Fee: \$42.00

Grantee

After recording return to:
Grantee

Until a change is
requested, all tax statements
shall be sent to the following address: Same as Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Mark J. Bercot, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark J. Bercot, Trustee of Mark J. Bercot REVOCABLE LIVING TRUST 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:

SEE ATTACHED EXHIBIT "A"


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, 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

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 party 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 other than money.

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 has executed this instrument this 14th day of June, 2013.


Mark J. Bercot

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Mark J. Bercot and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: 
Notary Public for Oregon

EXHIBIT "A"

Parcel 1

A tract of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 39 S., R. 9 E., W.M. described as follows: Beginning at a point on the North right-of-way line of the Dalles-California Highway, which lies North 89 degrees 21' East along the midsection line that is also the center line of the Dalles-California Highway right of way a distance of 1068.8 feet and North 0 degrees 46' West a distance of 30 feet from the iron plug in the pavement which marks the center of Section 2, Township 39 S., R. 9 E., W.M. and running thence; continuing North 0 degrees 36' West a distance of 189.4 feet to a point; thence North 89 degrees, 21' east parallel to the above-mentioned midsection line a distance of 90 feet to a point; thence South 0 degrees, 46' East a distance of 189.4 feet to a point on the North right of way line of the Dalles-California Highway; thence South 89 degrees 21' West following said North right of way line of the Dalles-California Highway a distance of 90 feet, more or less, to the point of beginning. SAVING AND EXCEPTING that portion of the above-described property sold to the State of Oregon, by and through its State Highway Commission in Deed recorded February 23, 1965, in Deed Volume 359, page 463, Records of Klamath County, Oregon.

Parcel 2

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point marking the Southwest corner of that tract of land described in Deed Volume M-70 at Page 10.061, from which the center quarter corner of said Section 2 bears South 89 degrees 21' West 1068.8 feet and South 00 degrees 46' East 30 feet; thence North 89 degrees 21' East 90.00 feet to the Southeast corner of said tract; thence North 00 degrees 46' West 10.00 feet to a point on the new right of way line of the Dalles-California Highway by Deed Volume 359 at Page 463, and being the true point of beginning of this description; thence North 00 degrees 45' 09" West 178.44 feet; thence North 89 degrees 22' 56" East 10.50 feet; thence South 00 degrees 25' 58" West 95.43 feet; thence South 67 degrees 51' 42" East 15.17 feet; thence South 11 degrees 06' 03" West 78.85 feet to a point on the said new right of line; thence South 89 degrees 42' 55" West 6.31 feet to the point of beginning. See recorded survey of property line adjustment 3-96 for basis of bearings and reference.