

AMERITITLE

MTC 97333 DS

2013-007640

Klamath County, Oregon

07/05/2013 12:18:30 PM

Fee: \$47.00

RETURN TO:	MAIL TAX STATEMENTS:
Larry & Joan Sees	Larry & Joan Sees
P. O. Box 238	P.O. Box 238
Beatty, OR 97621	Beatty, OR 97621

GRANTOR:
Michael Bechtholdt and Eve E. Bechtholdt
P.O. Box 199
Knightsen, CA 94548

GRANTEE:
Larry L. Sees and Joan A. Sees
P.O. Box 238
Beatty, OR 97621

- WARRANTY DEED -

Michael Bechtholdt and Eve E. Bechtholdt, Grantors, whose address is P.O. Box 199, Knightsen, California 94548, conveys and warrants to Larry J. Sees, as to a 15% ownership interest and Joan A. Sees, as to a 15% ownership interest, Grantees, whose address is P.O. Box 238 Beatty, Oregon 97621, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor.

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, 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.

DATED this 2nd day of July, 2013.

x Michael Bechtholdt
Michael Bechtholdt
x Eve E. Bechtholdt
Eve E. Bechtholdt

STATE OF CALIFORNIA)
) ss.
County of Contra Costa)

Personally appeared before me this 2nd day of July 2013, the above named Michael Bechtholdt and Eve E. Bechtholdt and acknowledged the foregoing instrument to be their voluntary act and deed.

C. Terry
Notary Public for California
My commission expires Sept. 18, 2015



47AMT

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

Government Lots 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30 and 31 of Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway and ALSO EXCEPTING the following tract of land:

Commencing at a point which is the Southwest corner of the SE 1/4 of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

Parcel 2:

The NE 1/4 NE 1/4 of Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 3:

The E 1/2 E 1/2 of Section 21, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Klamath Falls-Lakeview Highway.

Parcel 4:

Government Lots 1, 8, 9, 16, 17, 24, 25 and 32, Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway.

Parcel 5:

The S 1/2 W 1/2 NW 1/4 SW 1/4, W 1/2 SW 1/4 SW 1/4 Section 22 and the W 1/2 W 1/2 NW 1/4 Section 27, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 6:

The S 1/2 NE 1/4, SE 1/4 Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 7:

The N 1/2 NE 1/4, N 1/2 N 1/2 SW 1/4 NE 1/4, N 1/2 SE 1/4 NE 1/4 Section 33, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 8:

The SW 1/4 of Section 15; and the NW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Together with all that portion of the NW 1/4 NW 1/4 SW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Klamath Falls-Lakeview Highway.

EXCEPTING THEREFROM a triangular parcel of land situated in the SW 1/4 NW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginnning at the intersection of the South line of the said SW 1/4 NW 1/4 with the Southeasterly right of way line of the Klamath Falls-Lakeview Highway; thence East along the South line of the SW 1/4 NW 1/4 a distance of 327 feet; thence North, at right angles to said South line 242.5 feet, more or less, to a point on the Southeasterly line of said highway; thence Southwesterly along said Southeasterly line a distance of 408 feet, more or less, to the point of beginning. ALSO

EXCEPTING THEREFROM that portion of Section 22, lying within the boundaries of the Klamath Falls-Lakeview Highway.

TOGETHER WITH a pertinent easement for a 30 foot easement along and adjacent to the West boundary lying South of Highway 140 for ingress and egress and electric utility use, as contained in Bargain and Sale Deed recorded February 7, 1985 in Volume M85 page 2069, Deed records of Klamath County, Oregon.

Parcel 9:

A parcel of land situated in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point which is the Southwest corner of the SE 1/4 of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.