



AMERITITLE

Lake Oswego Branch
File No. 87F0913392

2013-010850
Klamath County, Oregon
09/24/2013 02:58:26 PM
Fee: \$47.00

After recording return to:
National Mitigation Services, LLC dba 1281 Solutions
Attn: Mark Bordcosh
9220 SW Barbur Blvd, Ste 119-345
Portland, OR 97219

Until a change is requested, all tax statements shall be sent
to the following address:
National Mitigation Services, LLC dba 1281 Solutions
Attn: Mark Bordcosh
9220 SW Barbur Blvd, Ste 119-345
Portland, OR 97219

STATUTORY WARRANTY DEED

Elandrea Thornley, Grantor, conveys and warrants to National Mitigation Services, LLC dba 1281Solutions, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A attached hereto

Tax Account No. 249788

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$23,000.00

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, 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.

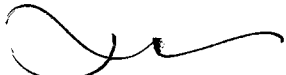
Dated 23 day of September, 2013


Elandrea Thornley

STATE OF OREGON

COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 23 day of September, 2013 by
Elandrea Thornley


Notary Public State of Oregon

My commission expires: 2/5/15

Order No. 87F0913392

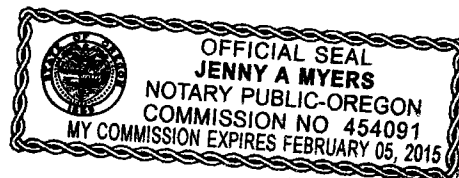


Exhibit "A" with Exceptions

LEGAL DESCRIPTION

A parcel of land being all that portion of Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the United States Bureau of Indian Affairs Irrigation Canal and lying West of Highway No. 427, EXCEPTING THEREFROM that portion more particularly described as follows:

Beginning at the Southwest corner of above mentioned Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, which point is marked with a 1/2" iron pipe; thence North 89° 26' East along the South boundary of said Lot 21 a distance of 924.1 feet to the true point of beginning; thence continuing North 89° 26' East along said boundary 363.0 feet to the Westerly right of way boundary of Oregon State Highway No. 427; thence North 12° 06' West along said right of way boundary a distance of 360.0 feet; thence South 89° 26' West 363.0 feet; thence South 12° 06' East 360.0 feet, more or less, to the true point of beginning.

Subject to:

1. Taxes for the fiscal year 2013-2014, a lien not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.
4. Reservations and restrictions as contained Deed recorded October 29, 1956 in Deed volume 287, Page 482, Deed Records of Klamath County, Oregon, to with:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or right of way of record.

The lands hereby conveyed are subject to a lien, prior and superior to all other liens for the amount of costs and charges due to the United States for and on account of constructing, operation, and maintenance of the irrigation system or acquisition of water rights by which said lands have been or are in accordance with provisions of the Act of March 7, 1928 (45 Stat. 200-210) as supplemented by the Act of July 1, 1932 (47 Stat. 564-565).

All subsurface rights, except water, are hereby reserved in trust, for the heirs of Lorita Robinson, deceased owner of part of Allotment No. 12229."

5. An easement created by instrument subject to the terms and provisions thereof,

Dated: May 14, 1961

Recorded: October 27, 1961

Volume: 333, page 329, Deed Records of Klamath County, Oregon

In favor of: Henry G. Wolff

For: Ingress and egress