

2013-013990

Klamath County, Oregon

12/23/2013 01:20:25 PM

Fee: \$57.00



Space above this line for Recorder's use

AFTER RECORDING, RETURN TO:

The Conservation Fund
1655 N. Fort Myer Dr. #1300
Arlington, VA 22209

SEND TAX STATEMENTS TO:

The Conservation Fund
165 55 N. Fort Myer Dr. #1300
Arlington, VA 22209

**WARRANTY DEED
(ORS 93.850)**

Central Oregon Land Holdings, LLC, a Montana limited liability company, Grantor, conveys and warrants to The Conservation Fund, a Maryland non-profit corporation, Grantee, the following described real property, together with all improvements thereupon and free of all encumbrances, except as specifically set forth herein:

See: Exhibit A, attached hereto for real property legal description.

See: Exhibit B, attached hereto for permitted encumbrances.

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.

The true consideration for this conveyance is \$366,700.00.

57411

In Witness Whereof, the Grantor has executed this instrument this 19th day of December, 2013.

Central Oregon Land Holdings, LLC, a Montana limited liability company

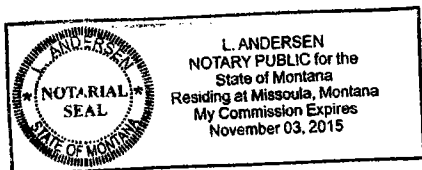
By: Robert Johnson

Its: Manager

By: Ernest Johnson

Its: Member

STATE of Montana, County of Missoula



The foregoing instrument was acknowledged before me this 19 day of December, 2013, by Robert Johnson and Ernest Johnson as Manager and Member of Central Oregon Land Holdings, LLC.

L. Andersen
Notary Public for Montana, Missoula
My Commission Expires: 11/03/2015

**Warranty Deed: Exhibit A
(Legal Description)**

Tract 1:

Township 25 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 52-04, recorded in the records of Klamath County on 3/7/05, 2005 (Section 6: Government Lots 6 and 7; S1/2 NE1/4; SE1/4 NW1/4; E1/2 SW1/2; NW1/4 SE1/4; Section 7: Government Lot 1; NE1/4 NW1/4),

Tract 2:

Township 25 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 53-04, recorded in the records of Klamath County on March 7, 2005 (Section 10: SE1/4 SE1/4; SE1/4 SW1/4; NE1/4 SE1/4. Section 11: SW1/4 SW1/4; SE1/4 SW1/4. Section 14: N1/2 NW1/4. Section 15: N1/2 NE1/4; N1/2 NW1/4)

Tract 3:

Township 25 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Section 13: The SW1/4; W1/2 SE1/4

Section 14: S1/2 SE1/4

Section 15: S1/2 SE1/4

Tract 4:

The SE1/4 of Section 7, Township 25 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

(continued)

(legal description continued)

Tract 5:

Township 25, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 54-04, recorded in the records of Klamath County on March 7, 2005 (Section 1: S1/2. Section 12: SE1/4; NE1/4; NW1/4 NW1/4)

Township 25 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 55-04, recorded in the records of Klamath County on March 7, 2005 (Section 6: Government Lots 15 to 19, inclusive. Section 7: Government Lots 1 to 7, inclusive; Government Lots 11 to 14, inclusive)

Township 25 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 56-04, recorded in the records of Klamath County on March 7, 2005 (Section 5: SW1/4 NW1/4; SW1/4. Section 6: Government Lots 22; S1/2 NE1/4)

**Warranty Deed: Exhibit B
(Permitted Encumbrances)**

1. Transmission Line Easement created by instrument, subject to the terms and provisions thereof,
Dated: February 14, 1952
Recorded: May 22, 1952
Volume: 254, page 623, Deed Records of Klamath County, Oregon
In favor of: The United States of America
For: Transmission lines
Affects: Tract 2

2. An easement created by instrument, subject to the terms and provisions thereof,
Dated: August 29, 2000
Recorded: September 21, 2000
Volume: MOO, page 34689, Microfilm Records of Klamath County, Oregon
In favor of: Deschutes Basin Land Trust, an Oregon non-profit Trust
For: Special Management Area
Affects: Township 25, Range 9; Township 25, Range 10; Township 25, Range 11
Affects: Tracts 1 through 5

3. Declaration of Access Easements, subject to the terms and provisions thereof:
Dated: December 20, 2004
Recorded: December 30, 2004
Volume: M04, page 89560, Microfilm Records of Klamath County, Oregon
Affects: Tracts 1 through 5