

2014-001934

Klamath County, Oregon



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03/07/2014 09:37:03 AM

Fee: \$47.00

Send tax statements to: Arthur D. McAllister 9220 SW Barbur Blvd., Suite 119-345, Portland, OR 97219

This document prepared by: National Mitigation Services, LLC dba 1281Solutions

Mail after recording to: Arthur D. McAllister 9220 SW Barbur Blvd., Suite 119-345, Portland, OR 97219

Warranty Deed

WARRANTY DEED, made this 13th day of February, 2014

By and between National Mitigation Services, LLC dba 1281Solutions

Of the County of Klamath ("Grantor(s)"), National Mitigation Services, LLC dba 1281Solutions and ("Grantee(s)"), Thornley Revocable Living Trust, Arthur D. McAllister Trustee whose mailing address is 9220 SW Barbur Blvd., Suite 119-345 Portland, OR 97219

THE GRANTOR, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged and received, and for consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Klamath, State of Oregon, described as follows:

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.

Also known as street and number: 31010 Modoc Point Rd., Chiloquin, OR 97624, Klamath County

Tax Parcel ID# R249788

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signed Sealed and Delivered in our Presence

William
Witness

[Signature]
Seller

State of Oregon
County of Clatsop

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take

acknowledgments, personally appeared Mark Bordosh, Managing member *
to me known as the person(s) described in and who executed the foregoing instrument and
acknowledged before me that executed the same. *National Mitigation Services, LLC, d/b/a

Witness my hand and official seal in the County and State last aforesaid this 13th day of February
20 14 A.D.,

[Signature]
Notary Public

My Commission Expires 11/29/2016

