

MIC 100430STH

2014-003129
Klamath County, Oregon
04/09/2014 03:32:56 PM
Fee: \$62.00

AFTER RECORDING, RETURN TO:

Famoso Cattle Co., Inc.
P.O. Box 487
Chiloquin, OR 97624

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:

Same as above

STATUTORY WARRANTY DEED

DELORES M. BETTENCOURT, Trustee of the DOLORES M. BETTENCOURT 2012 REVOCABLE TRUST, uad AUGUST 29, 2012 ("Grantor"), conveys and warrants to FAMOSO CATTLE CO., INC., a California corporation ("Grantee"), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the "Property"), free of encumbrances except as specifically set forth herein, subject to the matters shown on attached **Exhibit B**.

The true consideration for this conveyance is SEVEN HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$775,000).

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.

\$4200

DATED April 7, 2014.

Grantor:

Dolores M. Bettencourt Trustee
Dolores M. Bettencourt, Trustee of the Dolores M.
Bettencourt 2012 Revocable Trust, uad August 29,
2012

STATE OF OREGON)
)ss.
County of Klamath)

This instrument was acknowledged before me on April 7, 2014, by Dolores M. Bettencourt, Trustee of the Dolores M. Bettencourt 2012 Revocable Trust, uad August 29, 2012.



Stacy M Howard
Notary Public for Oregon
My commission expires: 11-18-15

EXHIBIT A

Legal Description

The following described real property situated in Klamath County, Oregon:

Government Lot 4, E1/2 SW1/4, S1/2 SE1/4 and NW1/4 SE1/4 of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian.

Government Lots 1, 2, and 3 of Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian.

A piece or parcel of land situated in the S1/2 NE1/4 of Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows: Beginning at a point North 89° 50 1/2' West 613.6 feet from the Northeast corner of the SE1/4 NE1/4 of said Section 6; thence South 29° 10' West 269.4 feet; thence South 85° 39 1/2' West 606.2 feet; thence North 86° 05' West 569.7 feet; thence North 29° 38' West 278.9 feet; thence North 60° 10' West 8.4 feet to a point on the Northerly boundary of the S1/2 NE1/4 of said Section 6; thence South 89° 50 1/2' East 1449.4 feet, more or less, to the point of beginning.

A piece or parcel of land situated in Government Lot 4, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows: Beginning at the Northwesterly corner of said Government Lot 4; thence along the Northerly boundary of said Government Lot 4, South 89° 50 1/2' East 549.4 feet to the Northeasterly corner of said Government Lot 4; thence South 0° 08' West 511 feet; thence North 57° 25' West 651 feet to the Westerly boundary of said Government Lot 4; thence North 0° 07' East 161.9 feet, more or less, to the point of beginning.

Excepting, however, the following described property:

A piece or parcel of land situated in Government Lots 2 and 3, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows: Beginning at the Southwest corner of said Government Lot 3; thence South 89° 50 1/2' East 1831.5 feet along the Southerly boundaries of said Government Lots 2 and 3 to a point in the Southerly boundary of said Government Lot 2; thence North 60° 10' West 959.2 feet; thence North 75° 31' West 1031.2 feet to a point in the Westerly boundary of said Government Lot 3; thence along the Westerly boundary of said Government Lot 3, South 0° 08' West 730 feet, more or less, to the point of beginning.

Also Excepting a piece or parcel of land situated in Government Lot 1, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point 30.3 feet West of the Southeast corner of said Government Lot 1, in the Westerly road right of way fence of the County road running Northerly along the Easterly boundary of said Government Lot 1; thence North $0^{\circ} 09 \frac{1}{2}'$ East along said County Road right of way 866.9 feet; thence South $46^{\circ} 44 \frac{1}{2}'$ West 295.3 feet thence South $29^{\circ} 10'$ West 759.6 feet to the South boundary of said Government Lot 1; thence Easterly along said Southerly boundary of Government Lot 1, South $89^{\circ} 50 \frac{1}{2}'$ East 583.3 feet, more or less, to the point of beginning.

EXHIBIT B

Exceptions

The Property conveyed is subject to the following exceptions:

1. Taxes for the fiscal year 2013-2014 have been reduced by reason of the veteran's exemption on a portion of the Property identified as tax lot R-3911-V0000-02200-000.
2. The assessment roll and the tax roll disclose that the Property has been specially assessed as Farm Use Land. If the Property becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Rights of the public in and to any portion of the Property lying within the limits of streets, roads or highways.
4. An easement created by instrument dated December 5, 1988 and recorded January 19, 1989 at volume M89, page 1092, Microfilm Records of Klamath County, Oregon.
5. A maintenance agreement dated December 5, 1988 and recorded January 19, 1989 at volume M89, page 1102, Microfilm Records of Klamath County, Oregon.
6. An easement created by instrument dated December 5, 1988 and recorded January 19, 1989 at volume M89, page 1110, Microfilm Records of Klamath County, Oregon.
7. An easement created by instrument dated December 5, 1988 and recorded January 19, 1989 at volume M89, page 1113, Microfilm Records of Klamath County, Oregon.
8. An easement created by instrument dated December 5, 1988 and recorded January 19, 1989 at volume M89, page 1117, Microfilm Records of Klamath County, Oregon.