

151 2219326 AF



After recording return to:
Mark Haack
10588 Buesing Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Mark Haack
10588 Buesing Rd
Klamath Falls, OR 97603

File No.: 7021-2219326 (ALF)
Date: March 05, 2014

2014-003176

Klamath County, Oregon

04/10/2014 01:22:26 PM

Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Larry P. Lund and Barbara C. Lund, as Trustees of The Lund Family Trust Dated October 21, 2013, Grantor, conveys and warrants to **Mark Haack**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The SW 1/4 NW 1/4, S 1/2 SE 1/4 NW 1/4, NE 1/4 SW 1/4, and the W 1/2 S 1/2 SW 1/4 NE 1/4, of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM THE FOLLOWING:

All of that portion of the SW 1/4 of the NW 1/4, the S 1/2 of the SE 1/4 of the NW 1/4 and the SW 1/4 of the SW 1/4 of the NE 1/4 of Section 4, Township 41, South, Range 10 East of the Willamette Meridian, lying Northerly and Easterly of the following described line:

Beginning at the intersection of an existing North-South fence line with the East-West centerline of the NW 1/4 of Section 4, said fence corner falling N 89°07'53" West 34 feet from a 1/2" rebar marking the NW 1/16 corner of Section 4; thence Southerly 723 feet, more or less generally following an existing North-South fence line to a fence corner with fences running Northerly and Easterly therefrom, said fence corner falling South 63 feet and West 44 feet from a 1/2" rebar marking the C-S-NW 1/64 corner of Section 4; thence Easterly 2011 feet, more or less, generally following an existing East-West fence line, to its intersection with the North-South centerline of the SW 1/4 of the NE 1/4 of Section 4, said point falling South 00°36'01" West 36 feet from a 1/2" rebar marking the SW-NE 1/64 corner of Section 4.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

TRUE consideration \$ 265,000.00

1451-

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rebar marking the Center-South 1/16 corner of Section 4, from which the 1/4 corner of Sections 4 and 9 bears South 00°32'02" West 1303.17 feet; thence North 00°32'02" East 873.93 feet along the North-South centerline of Section 4 to a 1/2" rebar; thence North 89°31'06" West 150.00 feet to a 1/2" rebar; thence South 00°32'02" West 878.93 feet to a 1/2" rebar on the East-West centerline of the SW 1/4 of Section 4; thence South 89°31'06" East 150.00 feet, along said East-West centerline of the SW 1/4 of Section 4 to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$265,000.00**. (Here comply with requirements of ORS 93.030)

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 this 8th day of April, 2014.

Larry P. Lund and Barbara C. Lund, as
Trustees of The Lund Family Trust Dated
October 21, 2013

Larry P. Lund
Larry P Lund, Trustee

Barbara C. Lund
Barbara C Lund, Trustee

STATE OF ~~Oregon~~ ^① California)
County of ~~Klamath~~ ^② Placer) ss.

This instrument was acknowledged before me on this 8 day of April, 2014
by as of Larry P. Lund and Barbara C. Lund, as Trustees of The Lund Family Trust Dated October 21,
2013, on behalf of the .

See Attachment

Notary Public for Oregon
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

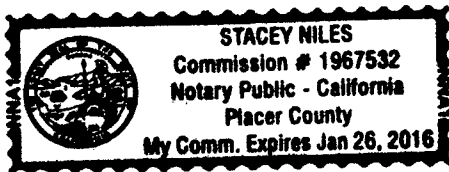
State of California

County of Placer

On April 8, 2014 before me, Stacey Niles, notary public
Date Here Insert Name and Title of the Officer

personally appeared Larry P Lund, trustee and Barbara C Lund,
Name(s) of Signer(s)
trustee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Stacey Niles
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: April 8, 2014 Number of Pages: 4

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Larry P Lund

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer's Name: Barbara C Lund

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____