

After recording, please send to:  
Larry M. Klierer and Debra A. Klierer, Trustees  
3360 Cross Road  
Klamath Falls, OR 97603

2014-003969

Klamath County, Oregon



00151920201400039690040046

04/25/2014 03:47:39 PM

Fee: \$57.00

\* Please also send tax statements to above address.

## QUITCLAIM DEED

This Quitclaim Deed, executed this 24<sup>th</sup> day of April, 2014.

By Grantors, **Robert J. Dickerson and Roberta Lee Dickerson** To Grantees, **Larry M. Klierer and Debra A. Klierer, as trustees of The Klierer Revocable Living Trust.**


**WITNESSETH**, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See Exhibit "A" attached hereto.

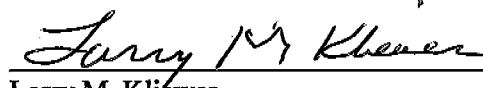
The true actual consideration for this transfer is **\$0.00. ORS 93.930.**


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**IN WITNESS WHEREOF**, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

  
(Signature of Witness)

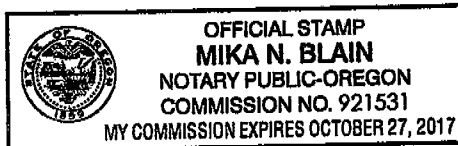
KADEE McLAUGHLIN  
(Printed Name of Witness)

  
Larry M. Klierer

  
Debra A. Klierer

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

The above-mentioned persons, Larry M. Klierer and Debra A. Klierer, appeared before me and acknowledged that they executed the above instrument. Subscribed and sworn to before me this 24<sup>th</sup> day of April, 2014.



  
Notary Public for Oregon  
My Commission Expires: 10-27-17

03 MAY 23 PM 2:44

Vol M03 Page 35211



After recording return to:  
Larry Kiewer and Debra Kiewer  
2450 Old Midland Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Larry Kiewer and Debra Kiewer  
2450 Old Midland Road  
Klamath Falls, OR 97603

File No.: 7021-169067 (SAC)  
Date: May 20, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 05/23/2003 2:44 p.m.  
Vol M03 Pg 35211 - 13  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Miki Corporation, an Oregon Corporation, Grantor, conveys and warrants to Larry Kiewer and Debra Kiewer as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$650,000.00**. (Here comply with requirements of ORS 93.030)

EXHIBIT A  
PAGE 1 OF 3

K31:-

35212

APN: 92820

Statutory Warranty Deed  
- continued

File No.: 7021-169067 (SAC)  
Date: 05/20/2003

Miki Corporation, an Oregon Corporation

Mikio Sakamoto

By: Mikio Sakamoto, President

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 08th day of May, 2003  
by Mikio Sakamoto as President of Miki Corporation, an Oregon Corporation, on behalf of the.

[Signature]  
Notary Public for Oregon

My commission expires: 8-20-03



35213

APN: 92820

Statutory Warranty Deed  
- continued

File No.: 7021-169067 (SAC)  
Date: 05/20/2003

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Township 40 South, Range 9 East of the Willamette Meridian:

Section 9: NE 1/4 NE 1/4, N 1/2 N 1/2 SE 1/4 NE 1/4; and all that portion of the S 1/2 N 1/2 SE 1/4 NE 1/4 and of the S 1/2 SE 1/4 NE 1/4 lying East of the C-4-H Lateral of the United States Reclamation Service.

Section 10: W 1/2 NE 1/4, E 1/2 W 1/2 and W 1/2 NW 1/4

EXCEPTING THEREFROM: Beginning at the Southeast corner of the SW 1/4 of said Section 10; thence West 1320 feet; thence North 570 feet; thence North 58°30' East 480 feet; thence East 260 feet; thence North 76°30' East 660 feet; thence South 980 feet to the point of beginning;

AND FURTHER EXCEPTING that portion of the E 1/2 SW 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian lying North of the South line of the Wilbur C. Harnsberger, Jr., tract described in Volume M72 page 1423, and lying Easterly of the existing drain #20 running in a Northerly direction.

ALSO EXCEPTING therefrom all of that portion of SW 1/4 NW 1/4 lying Westerly of the C-4-H Lateral of the United States Reclamation Service.

AND FURTHER EXCEPTING a tract of land situated in the NW 1/4 NW 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a 1/2 inch iron pin at the intersection of the South right of way line of Cross Road and the Easterly right of way line of the U. S. B. R. No. 20 Drain, from which the Northwest corner of said Section 10 bears North 14°25' West 30.95 feet and South 89°50'30" West 474.41 feet; thence North 89°50'30" East along said South right of way line 559.13 feet to a 1/2 inch iron pin; thence South 2°11'22" East 362.03 feet to a 1/2 inch iron pin; thence South 83°15'15" West 342.80 feet to a 1/2 inch iron pin; thence South 88°8'10" West 92.26 feet to a 1/2 inch iron pin on the Easterly right of way line of said U.S.B.R. No. 20 Drain; thence along said Easterly right of way line North 26°56' West 162.46 feet to a 1/2 inch iron pin, and North 14°25' West 268.03 feet to the point of beginning, with bearings based on the survey of Parcel 1 of Minor Land Partition No. 79-135, as recorded in the office of the Klamath County Surveyor, Klamath County, Oregon.

AND FURTHER EXCEPTING that portion deeded to Klamath Irrigation District in Volume 69 page 366, Deed records of Klamath County, Oregon.