



MT100462CT

THIS SPACE RESERVED FOR RECORDING

2014-005791

Klamath County, Oregon

06/02/2014 09:14:49 AM

Fee: \$52.00

After recording return to:

Marc D. Mezzetta, Trustee of the Marc D.

Mezzetta Trust dated September 24, 2007

415 Eastin Drive

Sonoma, CA 95476

Until a change is requested all tax statements
shall be sent to the following address:

Marc D. Mezzetta, Trustee of the Marc D.

Mezzetta Trust dated September 24, 2007

415 Eastin Drive

Sonoma, CA 95476

Escrow No. MT100462CT

Title No. 0100462

SPECIAL r.020212

SPECIAL WARRANTY DEED

Umpqua Bank as successor in interest by merger to Sterling Savings Bank,

Grantor(s) hereby conveys and specially warrants to

Marc D. Mezzetta and Barbara Mezzetta, as tenants by the entirety, as to an undivided 23.871% interest and
Marc D. Mezzetta, Trustee of the Marc D. Mezzetta Trust dated September 24, 2007, as to an undivided
76.129% interest,Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances
created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **KLAMATH** and
State of Oregon, to wit:**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED
EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**Grantor is lawfully seized in fee simple on the above granted premises and **SUBJECT TO:** all those items of record, if any, as
of the date of this deed and those shown below, if any:and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and
demands of all persons claiming by, through, or under the grantor except those claiming under the above described
encumbrances.

\$52.00

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 28 day of MAY, 2014.

Umpqua Bank as successor in interest by merger to Sterling
Savings Bank

BY: Sam Teyema
Sam Teyema, Vice President

State of Oregon
County of Multnomah

This instrument was acknowledged before me on May 28, 2014 by Sam Teyema, as Vice President for Umpqua Bank.

Tracy R Theabolt
(Notary Public for Oregon)
My commission expires 02/05/17

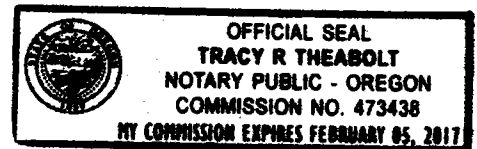


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly right of way line of the original Dalles-California Highway (now known as Wocus Road) which lies North 89°42' West a distance of 770.8 feet and South 6°02' West a distance of 181.6 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian and running thence: continuing South 6° 02' West along the Westerly right of way line of the original Dalles - California Highway a distance of 161.5 feet to an iron pin; thence North 89° 42' West parallel to the North line of said Section 18 a distance of 528.4 feet to an iron pin on the 40 line; thence North 2° 32' East along the 40 line a distance of 160.7 feet to an iron pin; thence South 89° 42' East parallel to the North line of said Section 18 a distance of 538.1 feet, more or less, to the point of beginning, EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded in Volume 135, Page 324, Deed records of Klamath County, Oregon, AND EXCEPTING THEREFROM any portion thereof lying west of the relocated The Dalles - California Highway (U.S. Highway 97)

TOGETHER WITH the following described tract of land: Beginning at a point on the Easterly right of way line of the Dalles - California Highway (U.S. Highway 97), said point being North 06° 41' 36" West 0.99 feet from the Southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence South 88° 16' 38" West 4.14 feet; thence South 05° 56' 28" East 0.84 feet to the South line of said parcel and the North line of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 0.84 feet to the South line of said parcel and the North line of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 161.65 feet to the South line of said Parcel 1 and the North line of that parcel described in Volume 135, Page 571, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 4.96 feet; thence South 89° 35' 46" East 4.42 feet to said Easterly right of way line; thence Northerly along the arc of a 7212.00 foot radius curve to the left through a delta angle of 0° 02' 22", the long chord of which bears North 05° 23' 07" West 4.96 feet, to the Northeast corner of said parcel and the Southeast corner of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence Northerly along the Easterly line of said Parcel 1 161.69 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle of 1° 17' 04", the long cord of which bears North 06° 02' 50" West 161.68 feet, to the Northeast corner of said Parcel 1 and the Southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence Northerly along the East line of said Parcel 0.99 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle 00°00'28", the long chord of which bears North 06°41'36" West 0.99 feet, to the point of beginning;