



THIS SPACE RESERVED FOR

2014-007261

Klamath County, Oregon

07/10/2014 02:18:45 PM

Fee: \$52.00

After recording return to:

Richard T. Lyman

481 Hartnell Place

Sacramento, CA 95821

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

Richard T. Lyman

481 Hartnell Place

Sacramento, CA 95821

Escrow No. MT100567CT

Title No. 0100567

SWD r.020212

STATUTORY WARRANTY DEED

Springwater, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Richard T. Lyman,

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of
encumbrances except as specifically set forth herein:

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.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

2014-2015 Real Property Taxes a lien not yet due and payable.

\$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 2 day of July, 14.

Springwater, LLC, an Oregon Limited Liability Company

BY: Robert S. MacLellan, Managing Member
Robert S. MacLellan, Managing Member

State of Oregon
County of Jackson

This instrument was acknowledged before me on July 2, 2014 by Robert S. MacLellan, Managing Member for Springwater, LLC, an Oregon Limited Liability Company.

Kelli S. Hogenson
(Notary Public for Oregon)

My commission expires 3.2.16



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northwest corner of Section 3, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as established by the Bureau of Land Management in a Dependent Resurvey in 1959, said corner being a 2 1/2 inch iron post with a brass cap; thence South 89°53' East 452.10 feet to a point on the North line of Section 3; thence South 13.20 feet to an unrecorded monumentation, being an axle firmly set in a mound of stones; thence South 0°25'45" West 2654.26 feet to an unrecorded monumentation; thence South 87°09'38" West 145.34 feet to a record corner established in CS #2459, filed July, 1977; thence North 5°16'36" West 2685.80 feet to the point of beginning.

EXCEPTING that portion conveyed to the State of Oregon for Highway 97.

AND EXCEPTING any portion thereof conveyed to Pamela Hayden by deed recorded February 21, 2001 in Volume M01, page 6869, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The NE1/4 of the SW1/4 of the NE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Government Lots 1 and 2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of the thread of Spring Creek, Klamath County, Oregon.

PARCEL 4:

The SE1/4 of the NE1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the thread of Spring Creek.

EXCEPTING that portion conveyed from Oliver S. Pitts to Marvin A. Albee, et al., in Deed Volume 210, page 89, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from O.S. Pitts, et al., to the State of Oregon in Deed Volume 199, page 355, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from Spring Creek Ranch Motel, LTD, to Pamela Hayden in Deed Volume M01, page 6869, Microfilm Records of Klamath County, Oregon.