



2014-009049

Klamath County, Oregon

09/02/2014 10:03:05 AM

Fee: \$52.00

After recording return to:

Modoc Point Lake Property, LLC, an Oregon
Limited Liability Company

PO Box 7362

Klamath Falls, OR 97602

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

Modoc Point Lake Property, LLC, an Oregon
Limited Liability Company

PO Box 7362

Klamath Falls, OR 97602

Escrow No. MT101531MS

Title No. 0101531

SWD r.020212

STATUTORY WARRANTY DEED

Kathleen June Donovan,

Grantor(s), hereby convey and warrant to

Modoc Point Lake Property, LLC, an Oregon Limited Liability Company,

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 **\$125,000.00**.

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 28th day of Aug 2014

Kathleen June Donovan
Kathleen J. Donovan
une ds

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-28, 2014 by Kathleen J. Donovan.
June ds

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-3-17



LEGAL DESCRIPTION

"EXHIBIT A"

Parcel 1:

Lots 20 and 21 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pipe on the Westerly boundary of Modoc Point, a platted subdivision in Klamath County, Oregon, which is South $85^{\circ}30'$ West 30 feet and North $71^{\circ}51'$ West (North $71^{\circ}45'$ West by plat) 120.02 feet from the Northwestern corner of Lot 26 in said Modoc Point; thence West 93.32 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North $01^{\circ}06'15''$ East 870.04 feet to a 5/8 inch iron pin in the centerline of State Secondary Highway No. 427 as constructed; thence North $55^{\circ}33'15''$ West along said Highway centerline 630.61 feet to a 5/8 inch iron pin; thence South $14^{\circ}55'45''$ West 528.77 feet to a 5/8 inch iron pin; thence South $05^{\circ}13'15''$ West 553.13 feet to a 5/8 inch iron pin; thence continuing South $05^{\circ}13'15''$ West to the Northerly shore line of Upper Klamath Lake; thence Southeasterly along said shore line to a point East of the true point of beginning; thence East to a 5/8 inch iron pin being located West 244.79 feet from the true point of beginning; thence East 244.79 feet to the true point of beginning of this description.

Parcel 2:

That portion of Government Lots 19 and 22 lying Northwest of Highway 427 and West of the Westerly right of way of the Southern Pacific Railroad right of way and North of Modoc Point, a platted subdivision in Klamath County, Oregon, in Section 15, Township 36 South, Range 7 East of the Willamette Meridian; LESS that portion lying West of a line running North $01^{\circ}35'15''$ West from Highway 427 in a 20' canal as established in a survey filed on May 22, 1978 in the Klamath County Surveyor's office under Survey Number 2667.

Parcel 3:

Lot 1 of MODOC POINT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

KJD
