

2014-009776

Klamath County, Oregon



00158975201400097760040048

09/19/2014 02:51:35 PM

Fee: \$57.00

RETURN TO:
Richard Fairclo
409 Pine Street
Suite 209
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Trustees of The Temple
Family Trust dated 2/17/2006
6320 De Chardin Lane
Reno NV 89511

- WARRANTY DEED -

Nicholas B. Temple and Theresa J. Temple, husband and wife, Grantors, convey and warrant to Nicholas B. Temple and Theresa J. Temple, Trustees of The Nicholas B. Temple Family Trust, dated February 17, 2006, Grantees, whose address is 6320 De Chardin Lane, Reno NV 89511, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth in Exhibits A and B, attached hereto.

SUBJECT TO AND EXCEPTING liens and encumbrances of record, assessments and encumbrances of governmental entities, including for irrigation and drainage, and those apparent upon the land.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, as transfer to the Trustees of their family trust.

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, AND 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 5th day of September, 2014.

Nicholas B. Temple

Theresa J. Temple

STATE OF NEVADA]
] ss.
County of WASHOE]

The foregoing instrument was acknowledged before me this 5th day of SEPTEMBER 2014, by Nicholas B. Temple and Theresa J. Temple.

Notary Public for STATE OF NEVADA
My Commission expires: JULY 5, 2017

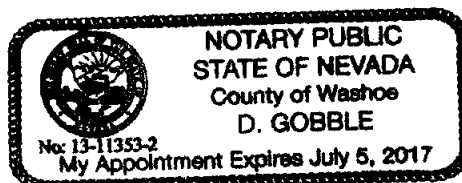


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Government Lots 4, 5, 12 and 13 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Government Lots 20 and 21 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Government Lots 28 and 29 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

The S1/2 of Government Lot 3 and all of Government Lots 6, 11 and 14 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

Government Lot 19 and the N1/2 of Government Lot 22, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

AND ALSO a portion of the NW1/4 of the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center of Section 28, Township 35 South, Range 7 East of the Willamette Meridian; thence running in a due Easterly direction a distance of 313 feet; thence running due South a distance of 313 feet; thence running due West a distance of 313 feet; and thence running in a due Northerly direction a distance of 313 feet to the place of beginning, being in the extreme Northwestern portion of the NW1/4 of the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian.

Parcel 6:

That portion of Government Lots 18, 23, 26 and 31, lying West of the Railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING that portion in the NW1/4 of Government Lot 18 conveyed by deed recorded November 5, 1920 in Book 54 at page 364, Deed Records of Klamath County, Oregon.

TOGETHER with that part of Lots 25 and 32, lying West of the railroad right of way, in Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXHIBIT "B"
LEGAL DESCRIPTION

S1/2 NE1/4; SE1/4 NW1/4; NE1/4 SW1/4; N1/2 SE1/4; S1/2 SE1/4; SE1/4 SW1/4 and Government Lots 3 and 4 of Section 19, Township 37 south, Range 10 east of the Willamette Meridian, Klamath County, Oregon.

S1/2 NW1/4; N1/2 SW1/4 and S1/2 SW1/4 of Section 20, Township 37 south, Range 10 east of the Willamette Meridian, Klamath County, Oregon.

NW1/4; N1/2 SW1/4 of Section 29, Township 37 south, Range 10 east of the Willamette Meridian, Klamath County, Oregon.

Government Lot 1, 2 and 3; NE1/4; E1/2 NW1/4; N1/2 SE1/4 and NE1/4 SW1/4 of Section 30, Township 37 south, Range 10 east of the Willamette Meridian, Klamath County, Oregon.

Exhibit B
Page 1 of 1