

After recording return to:
Diversified Contractors, Inc. an Oregon
Corporation
Attention: Mark PO Box 223
Klamath Falls, OR 97601

2014-011334
Klamath County, Oregon
10/28/2014 02:07:22 PM
Fee: \$52.00

Until a change is requested all tax statements
shall be sent to the following address:
Diversified Contractors, Inc. an Oregon
Corporation
Attention: Mark PO Box 223
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

Diversified Contractors, Inc., an Oregon Corporation

Grantor(s), hereby convey and warrant to

Diversified Contractors, Inc. an Oregon Corporation,

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 ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is to **complete property line adjustment**.
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:

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.

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The following described property situate in the NE 1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows

Beginning at a point which is North a distance of 2564 5 feet and West a distance of 1337 2 feet from the iron axle which marks the Southeast corner of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, said point of beginning also being on the Southerly right of way of Front Street (now known as Hank's Street) which point is 30 0 feet East of the Northeast corner of Block 2, KLAMATH LAKE ADDITION, as shown on the official plat of said KLAMATH LAKE ADDITION, on file in the County Clerk's office in Klamath County, Oregon, and running South along the 1/16th line on the West side of the NE 1/4 of the SE 1/4 of said Section 19, a distance of 220 0 feet to the True Point of Beginning, thence North 70 degrees 53' East a distance of 232 3 feet, thence North 36 degrees 12' East to the South right of way line of Lakeport Blvd, thence Southeasterly along said right of way line to the Northwest corner of that property conveyed to Ralph Smith and Alice Smith, husband & wife, and William Smith and Wendell Smith, and described as Parcel 2 in Deed Volume 215, at page 170, Deed Records of Klamath County, Oregon, thence Southerly along the Westerly line of said Deed Volume 215, at page 170, Deed Records of Klamath County, Oregon to the Southwest corner thereof, thence West to the Southeast corner of that certain property described in Deed Volume 285 at page 444, Deed Records of Klamath County, Oregon, said point being West 210 feet from the West line of the NE 1/4 SE 1/4 of said Section 19, thence North 260 feet to the Northeast corner of that certain property described in Deed Volume 296, page 177, Deed Records of Klamath County, Oregon, thence West along the North line of said Deed Volume, 210 feet to the West line of the NE 1/4 SE 1/4 of said Section 19, thence North along said West line to the point of beginning

EXCEPTING THEREFROM that portion thereof conveyed to PacifiCorp by deed recorded March 25, 1994 in Volume M94 page 8873 Deed Records of Klamath County, Oregon and rerecorded July 27, 1994 in Volume M94 page 22980 Deed Records of Klamath County, Oregon to correct the legal description

AND

A parcel of land situated in the SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of Block 3 of Klamath Lake Addition, said point being marked by a 2 inch pipe; thence along the Southerly right-of-way line of Hanks Street North 89°22'55" East 498.09 feet to the intersection of said Southerly right-of-way line with the Southwesterly right-of-way line of Lakeport Blvd; thence along said Southwesterly right-of-way line South 68°46'42" East 179.66 feet to the TRUE POINT OF BEGINNING, said point is witnessed by a 5/8" rebar with a yellow plastic cap stamped "LS 744" bearing North 68°46'42" West 1.00 feet; thence continuing along said Southwesterly right-of-way line South 68°00'38" East 158.13 feet; thence leaving said Southwesterly right-of-way line South 01°24'59" West 327.70 feet to a point marked by a 5/8" rebar with a yellow plastic cap stamped "LS 744"; thence along a 492.96 foot radius curve to the left through a central angle of 47°41'14" (the long chord of which bears North 22°23'41" West 398.55 feet), an arc distance of 410.29 feet to a point marked by a 5/8" rebar with a yellow plastic cap stamped "LS 744"; thence North 36°02'59" East 22.65 feet to the point of beginning.

Basis of Bearings are grid North of the Oregon Coordinate Reference System. County Surveys referenced are #5492 and #6224.

Dated this 27th day of October, 2014

Diversified Contractors, Inc., an Oregon Corporation

BY: Mark B. Wendt
Mark Wendt, President

State of Oregon
County of Klamath

This instrument was acknowledged before me on Oct 27, 2014 by Mark Wendt as President for
Diversified Contractors, Inc., an Oregon Corporation.

Kathy A. Dillon
(Notary Public for Oregon)

My commission expires 7/24/17

