

THIS SPACE RESERVED FOR RECORDER'S USE

2014-012073

Klamath County, Oregon

11/19/2014 10:32:13 AM

Fee: \$52.00

After recording return to:

Thomas O. Vertel, Trustee of the Thomas O.
Vertel Revocable inter Vivos Trust dated
November 4, 2004

36730 South Chiloquin Rd

Chiloquin, OR 97624

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

Thomas O. Vertel, Trustee of the Thomas O.
Vertel Revocable inter Vivos Trust dated
November 4, 2004

36730 South Chiloquin Rd

Chiloquin, OR 97624

Escrow No. MT102290LW

Title No. 0102290

SWD r.020212

STATUTORY WARRANTY DEED

Ned Edward Brown,

Grantor(s), hereby convey and warrant to

Thomas O. Vertel, Trustee of the Thomas O. Vertel Revocable inter Vivos Trust dated November 4, 2004,

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:

5200
MT

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 1 day of November, 2014


Ned Edward Brown

STATE OF CALIFORNIA

ss.

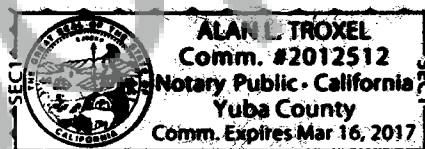
COUNTY OF Yuba

On November 13, 2014 before me, Alan L. Troxel, Notary Public personally appeared Ned Edward Brown personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature





LEGAL DESCRIPTION

"EXHIBIT A"

Parcel 1:

The following described real property in Klamath County, Oregon:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin on the intersection of the Southerly line of Williamson River Drive and the Westerly line of State Highway No. 97 as shown on the officially recorded plat of "Williamson River Estates" subdivision, said point being South 18°49'22" East 1038.84 feet and South 09°27'45" East 60.00 feet from the North one-fourth corner of said Section 21; thence South 09°27'45" East along the Westerly line of State Highway No. 97 103.13 feet to a 5/8 inch iron pin on the Northerly edge of an existing fence line; thence South 79°40'35" West along the Northerly edge of said fence line 243.51 feet to a 5/8 inch iron pin on the Easterly line of said Williamson River Drive; thence following the Easterly and Southerly line of said Williamson River Drive the following courses and distances: North 09°27'45" East 38.31 feet to a one-half inch iron pin; thence along the arc of a 70-foot radius curve to the right 110.57 feet to a one-half inch iron pin; thence North 81°02'30" East 172.88 feet to the point of beginning.

Parcel 2:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of State Highway No. 97, said point being South 18°49'22" East 1038.84 feet and South 09°27'45" 163.13 feet from the North one-fourth corner of said Section 21; thence continuing South 09°27'45" East, along said Westerly right-of-way line, 89.44 feet; thence South 79°40'35" West 243.51 feet to a point on the Easterly right-of-way line of Williamson River Drive; thence North 09°27'45" West, along the Easterly right-of-way line of said Williamson River Drive, 89.44 feet; thence North 79°40'35" East 243.51 feet to the point of beginning, with the bearings based on "Williamson River Estates," a duly recorded subdivision.

EXCEPTING from the above described Parcels 1 and 2 that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Divisions by Warranty Deeds dated August 17, 1987 and recorded September 4, 1987 in Volume M87, at page 16167, Microfilm Records of Klamath County, Oregon and dated September 9, 1987 and recorded December 16, 1987 in Volume M87, page 22397, Microfilm Records of Klamath County, Oregon.