

18 2332410-ALF



After recording return to:  
Connie Montelli  
4570 County Road 306  
Orland, CA 95963

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Connie Montelli  
4570 County Road 306  
Orland, CA 95963

File No.: 7021-2332410 (ALF)  
Date: October 10, 2014

2014-012894

Klamath County, Oregon

12/15/2014 11:13:39 AM

Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Rodney R Cornelsen, Trustee of the Rodney R. Cornelsen 2002 Revocable Trust under instrument dated July, 11, 2002, Grantor, conveys and warrants to Connie Montelli, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**All the Following described real property situated in Township 35 South, range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**Section 27: SE 1/4 NE 1/4**

**Section 21: S 1/2 N 1/2 NE 1/4; S 1/2 NE 1/4; SE 1/4; SE 1/4 NW 1/4; SE 1/4 SW 1/4; NE 1/4 SW 1/4; lying East of the center of the main channel of the Sycan River.**

**Section 22: All**

**Section 23: W 1/2 W 1/2 and all that portion of the NW 1/4 NE 1/4 and E 1/2 SW 1/4 lying Westerly of the Westerly right of way line of Indian Service Road S-65.**

**Section 26: W 1/2 NW 1/4; W 1/2 W 1/2 SW 1/4**

**Section 27: W 1/2; N 1/2 NE 1/4; N 1/2 SE 1/4; SW 1/4 SE 1/4; E 1/2 SE 1/4 SE 1/4**

**Section 28: N 1/2 NE 1/4**

Consideration \$ 4, 000, 000.00

F.  
62.00

**Section 35: N 1/2 NW 1/4 NW 1/4; N 1/2 S 1/2 NW 1/4 NW 1/4; Saving and Excepting a tract of land situated in the NW 1/4 NW 1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin on the Northerly line of the Godowa Springs Road, said point being North 11°02'24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58°08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5.8 inch iron pin in a fence line; thence South 82°18' West along said fence line a distance of 192.83 feet to a 5.8 inch iron; thence South a distance of 196.92 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962.**

**Section 27: The SW 1/4 NE 1/4**

**Subject to:**


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$4,000,000.00**. (Here comply with requirements of ORS 93.030)

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 11 day of Dec, 2014.

Rodney R Cornelsen, Trustee of the Rodney R. Cornelsen 2002 Revocable Trust under instrument dated July, 11, 2002

  
Rodney R Cornelsen, Trustee

STATE OF \_\_\_\_\_ )  
 )ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Rodney R Cornelsen as Trustee of Rodney R. Cornelsen 2002 Revocable Trust under instrument dated July, 11, 2002, on behalf of the .

See Attached  
Acknowledgment

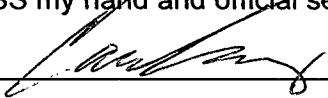
\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

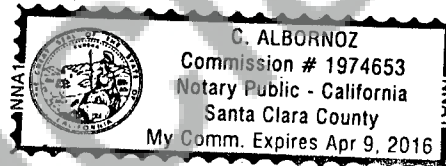
State of California     )  
County of TEHAMA    )

On 12-11-14, before me, C. ALBORNOZ, a Notary Public,  
personally appeared RODNEY R. CORNELSEN who  
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 he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.





Title of Document	<u>WARRANTY DEED</u>		
Date of Document	<u>11 DEC. 2014</u>	No. of Pages	<u>3</u>
Other signatures not acknowledged _____			