



After recording return to:  
Campbell J Kness and Katya N Kness  
45859 Gerber Road  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Campbell J Kness and Katya N Kness  
45859 Gerber Road  
Bonanza, OR 97623

File No.: 7021-2310380 (LW)  
Date: August 27, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**The Hamilton Family 2001 LLC, an Oregon limited liability company, Grantor, conveys and warrants to Campbell J Kness and Katya N Kness, husband and wife, as Tenants by the Entirety, 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:

**Parcel 1:**

**E 1/2 NW 1/4 EXCEPTING THEREFROM the Westerly 90 feet; and the W 1/2 NE 1/4 All in Section 29, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of Gerber Road.**

**EXCEPTING THEREFROM a piece or parcel of land situate in the NE 1/4 NW 1/4, said Section, Township and Range, containing 1,600 square feet being 40 feet along its East-West dimension and 40 feet along its North-South dimension; at the exact center of which is located the irrigation well identified as "Well No. 2" in Application No. G-4819 to Appropriate the Ground Waters of the State of Oregon and from which center of well the Northwest corner of said Section 29 bears North 67°47 1/2' West, 2740.2 feet, more or less, distant, together with the right of ingress and egress thereto for both physical access and an electrical power supply.**

**ALSO**

**Parcel 1 of Land Partition 21-14 in the NE 1/4 SW 1/4, N 1/2 SE 1/4, SE 1/4 NE 1/4 Section 29, SW 1/4 NW 1/4, NW 1/4 SW 1/4 Section 28, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon**

**Parcel 1 of Land Partition 21-14 in the NE 1/4 SW 1/4, N 1/2 SE 1/4, SE 1/4 NE 1/4 Section 29, SW 1/4 NW 1/4, NW 1/4 SW 1/4 Section 28, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon**

**PARCEL 2:**

**SE 1/4 SE 1/4 Section 19; W 1/2 NW 1/4 Section 29; E 1/2 NE 1/4 Section 30, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.**

**ALSO**

**Westerly 90 feet of E 1/2 NW 1/4 Section 29, Township 39 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.**

**AND ALSO**

**A piece of parcel of land situate in the NE 1/4 NW 1/4, said Section, Township and Range, containing 1,600 square feet (being 40 feet along its East-West dimension and 40 feet along its North-South dimension) at the exact center of which is located the irrigation well identified as "Well No. 2" in Application No. G4819 to appropriate the Ground Waters of the State of Oregon and from which center of well the Northwest corner of said Section 29 bears North 67°47 1/2 West 2740.2 feet, more or less distant, together with the right of ingress and egress thereto for both physical access and an electrical power supply.**

**Subject to:**

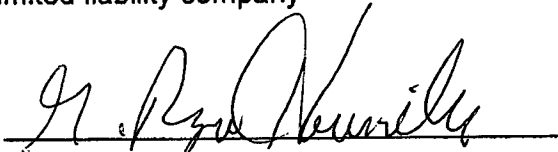
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

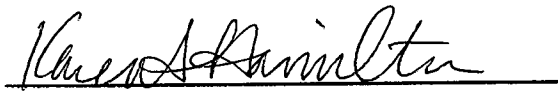
The true consideration for this conveyance is **\$900,000.00**. (Here comply with requirements of ORS 93.030)

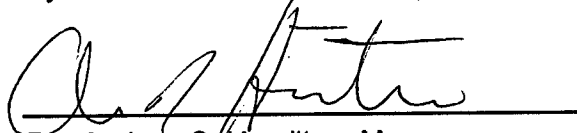
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 18<sup>th</sup> day of December, 2014.

The Hamilton Family 2001 LLC, an Oregon  
limited liability company

  
By: G. Roger Hamilton, Manager

  
By: Karen S. Hamilton, Manager

  
By: Andrew S. Hamilton, Manager

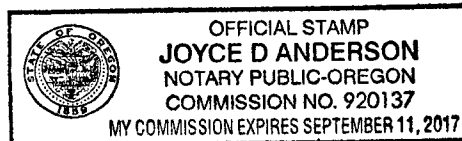
APN: R859752

Statutory Warranty Deed  
- continued

File No.: 7021-2310380 (LW)

STATE OF Oregon )  
County of *Lane* )ss.  
)

This instrument was acknowledged before me on this 18<sup>th</sup> day of December, 20 14  
by G. Roger Hamilton, Karen S. Hamilton and Andrew S. Hamilton as Managers of The Hamilton Family  
2001 LLC, an Oregon limited liability company, on behalf of the .



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