



2015-001193
Klamath County, Oregon
02/10/2015 02:35:00 PM
Fee: \$67.00

RECORDING REQUESTED BY:

GRANTOR:
Marc D. Mezzetta, Trustee
370 West Napa St
Sonoma, CA 95476

GRANTEE:
Alan R. Wells, Trustee
202 NW 6th St
Corvallis, OR 97330

SEND TAX STATEMENTS TO:
Alan R. Wells, Trustee
202 NW 6th St
Corvallis OR 97330

AFTER RECORDING RETURN TO:
Alan R. Wells, Trustee
202 NW 6th St
Corvallis OR 97330

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Marc D. Mezzetta, Trustee of the Marc D. Mezzetta Trust dated Septemer 24, 2007, Grantor, conveys and warrants to Alan R. Wells, Trustee of the Alan R. Wells Trust Utd October 28, 2011, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Attached LEGAL DESCRIPTION Exhibit "A" *REVOCABLE

The true consideration for this conveyance is \$1,079,574.00.
ENCUMBRANCES: See Attached Exhibit "B"

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 February 4, 2015; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Marc D. Mezzetta, Trustee

BY: Marc D. Mezzetta
Trustee

State of _____
COUNTY of _____

This instrument was acknowledged before me on February __, 2015, by Marc D. Mezzetta, Trust of the Marc D. Mezzetta Trust.

_____, Notary Public - State of _____
My commission expires: _____

See Attached

471814036636
TTCor Title

67.00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF SONOMA)

APN No:

On 2/4/2015 before me, CATHERINE N. SOWELL, Notary Public, personally appeared
MARC D. MEZZETTA

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.

Signature

Catherine N. Sowell



This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☒ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: WARRANTY DEED

NUMBER OF PAGES 6

DATE OF DOCUMENT 2/4/2015

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The following described property in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Westerly right of way line of the Old Dalles – California Highway which bears North 89° 42' West 770.8 feet; thence South 6° 2' West 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway South 6° 2' West 575.3 feet; thence South 16° 26' West 73.8 feet; thence North 89° 42' West 475.4 feet; thence along the forty line North 2° 32' East 643.8 feet; thence South 89° 42' East 528.4 feet to the place of beginning, being a portion of the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272, page 92, Deed Records of Klamath County, Oregon

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135, page 571, Deed Records of Klamath County, Oregon.

PARCEL 2:

A tract of land lying in the NE1/4NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles – California Highway, which bears North 89°42' West a distance of 710.5 feet and thence South 6°02' West a distance of 309.1 feet from the quarter corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: South 89°09' East a distance of 300 feet to a point; thence South 6°02' West a distance of 145.9 feet to a point; thence North 89°09' West a distance of 300 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence, following the Easterly right of way line to the Dalles-California Highway, North 6°02' East a distance of 145.9 feet to the point of beginning.

(Legal Description Continued)

PARCEL 3:

A tract of land situated in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly right of way line of the original Dalles-California Highway (now known as Wocus Road) which lies North 89°42' West a distance of 770.8 feet and South 6°02' West a distance of 181.6 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian and running thence: continuing South 6° 02' West along the Westerly right of way line of the original Dalles – California Highway a distance of 161.5 feet to an iron pin; thence North 89° 42' West parallel to the North line of said Section 18 a distance of 528.4 feet to an iron pin on the 40 line; thence North 2° 32' East along the 40 line a distance of 160.7 feet to an iron pin; thence South 89° 42' East parallel to the North line of said Section 18 a distance of 538.1 feet, more or less, to the point of beginning, EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded in Volume 135, Page 324, Deed records of Klamath County, Oregon, AND EXCEPTING THEREFROM any portion thereof lying west of the relocated The Dalles – California Highway (U.S. Highway 97)

TOGETHER WITH the following described tract of land: Beginning at a point on the Easterly right of way line of the Dalles – California Highway (U.S. Highway 97), said point being North 06° 41' 36" West 0.99 feet from the Southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence South 88° 16' 38" West 4.14 feet; thence South 05° 56' 28" East 0.84 feet to the South line of said parcel and the North line of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 0.84 feet to the South line of said parcel and the North line of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 161.65 feet to the South line of said Parcel 1 and the North line of that parcel described Volume 135, Page 571, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 4.96 feet; thence South 89° 35' 46" East 4.42 feet to said Easterly right of way line; thence Northerly along the arc of a 7212.00 foot radius curve to the left through a delta angle of 0° 02' 22", the long chord of which bears North 05° 23' 07" West 4.96 feet, to the Northeast corner of said parcel and the Southeast corner of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence Northerly along the Easterly line of said Parcel 1 161.69 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle of 1° 17' 04", the long cord of which bears North 06° 02' 50" West 161.68 feet, to the Northeast corner of said Parcel 1 and the Southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence Northerly along the East line of said Parcel 0.99 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle 00°00'28", the long chord of which bears North 06°41'36" West 0.99 feet, to the point of beginning;

Exhibit "B"

THE FOLLOWING MATTERS AFFECT PARCEL 1:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Northside Drainage District.
2. The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 29, 1981
Recorded: June 30, 1981
Volume: M81, page 11880, Microfilm Records of Klamath County, Oregon
In favor of: CP National Corporation
For: Natural gas pipe line
4. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 29, 1981
Recorded: June 30, 1981
Volume: M81, page 11881, Microfilm Records of Klamath County, Oregon
In favor of: CP National Corporation
For: Natural gas
5. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 446.561 through 446.646, Oregon Revised Statutes, and is subject to registration as provided therein.
6. Water System Easement and Use Agreement, subject to the terms and provisions thereof,
Dated: December 26, 2013
Recorded: December 30, 2013
Volume: 2013-014171, Microfilm Records of Klamath County, Oregon
Grantor: R. Kim Short, who is the court appointed receiver for Lakeside Mobile Home and RV Park, Inc.
Grantee: Sterling Savings Bank
7. Easement Agreement, subject to the terms and provisions thereof,
Dated: December 28, 2013
Recorded: December 30, 2013
Volume: 2013-014172, Microfilm Records of Klamath County, Oregon
Grantor: R. Kim Short, who is the court appointed receiver for Lakeside Mobile Home and RV Park, Inc.
Grantee: Sterling Savings Bank

THE FOLLOWING MATTERS AFFECT PARCEL 2:

8. The premises herein described are within and subject to the statutory powers, including the power of assessment of Northside Drainage District.
9. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
10. An easement created by instrument, subject to the terms and provisions thereof,
Dated: August 28, 1923
Recorded: August 29, 1923
Volume: 61, page 400, Microfilm Records of Klamath County, Oregon
In favor of: The California Oregon Power Co.
For: transmission and distribution of electricity

11. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by Survey No. 2098. The fact that the fence along the Easterly, Northerly, Westerly and Southerly lines do no coincide with the record property line.

THE FOLLOWING MATTERS AFFECT PARCEL 3:

12. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Northside Drainage District.
13. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads or highways.
14. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 29, 1981
Recorded: June 30, 1981
Volume: M81, page 11880, Microfilm Records of Klamath County, Oregon
In favor of: CP National Corporation
For: Natural gas pipe line 10 feet in width
Affects: The Southerly 5 feet, more or less
15. Reservations and restrictions as contained in Deed, subject to the terms and provisions thereof,
Recorded: October 20, 2011
Volume: 2011-011727, Records of Klamath County, Oregon
16. Water System Easement and use Agreement, subject to the terms and provisions thereof,
Dated: December 26, 2013
Recorded: December 30, 2013
Volume: 2013-014171, Records of Klamath County, Oregon
Grantor: Lakeside Mobile Home & RV Park, Inc
Grantee: Sterling Savings Bank
17. Easement Agreement, subject to the terms and provisions thereof,
Dated: December 28, 2013
Recorded: December 30, 2013
Volume: 2013-014172, Records of Klamath County, Oregon
Grantor: Lakeside Mobile Home & RV Park, Inc
Grantee: Sterling Savings Bank
18. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 446.561 through 446.646, Oregon Revised Statutes, and is subject to registration as provided therein.
19. Encroachment of wall and footings from the herein described property onto property lying adjacent to the North.