

1st 2350521



After recording return to:  
Robert R. Clickener  
1130 Bly Mountain Cutoff Road, 1132  
Bly Mountain Cutoff Road  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Robert R. Clickener  
1130 Bly Mountain Cutoff Road, 1132  
Bly Mountain Cutoff Road  
Bonanza, OR 97623

File No.: 7000-2350521 (DA)  
Date: November 17, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Leslie D. Sedlacek and Andrea L. Sedlacek as tenants by the entirety**, Grantor, conveys and warrants to **Robert R. Clickener**, 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:

**See Attached Legal Description Exhibit A**  
**Acct # 3811-00000-6900 Key # 805784**  
**Acct # 3811-00000-6800 Key # 456349**  
**Acct # 3811-00000-6400 Key # 456321**  
**Acct # 3811-00000-6200 Key # 456303**  
**Acct # 3911-00300-400 Key # 603467**  
**Acct # 3911-00300-400 Key # 772462**

**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 **\$750,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00



## EXHIBIT A

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

### Parcel 1:

All that portion of the NE 1/4 of the SE 1/4 lying West of the Bly Mountain Cut-off Road and the N 1/2 of the SE 1/4 of the SE 1/4 lying West of Bly Mountain Cut-off Road and the SW 1/4 of the SE 1/4, SAVING AND EXCEPTING THEREFROM the E 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4 all in Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

### Parcel 2:

The SE 1/4 of the NW 1/4 and the E 1/2 of the SW 1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and a tract of land situated in the S 1/2 of the S 1/2 of the SE 1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and in Government Lots 1 and 2 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter corner common to said sections 34 and 3; thence North  $89^{\circ}54'49''$  East 990.67 feet to the Southwesterly corner of the E 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4 of said Section 34; thence North  $00^{\circ}35'55''$  East 651.90 feet to the Northwesterly corner of the said E 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4; thence along the North line of the S 1/2 of the S 1/2 of the SE 1/4 of said Section 34, South  $89^{\circ}55'28''$  East 1152.54 feet to the Westerly right of way line of the Bonanza-Bly Mountain Cut-off Road; thence following the said right of way line, along the arc of a curve to the right (radius point bears South  $54^{\circ}34'15''$  West 447.47 feet, central angle= $22^{\circ}05'57''$ ) 172.59 feet, South  $13^{\circ}19'48''$  East 485.81 feet, and along the arc of a curve to the right (radius point bears South  $76^{\circ}40'12''$  West 379.26 feet, central angle= $02^{\circ}59'24''$ ) 19.79 feet to a point on the North line of said Section 3; thence along said North line South  $89^{\circ}54'49''$  West 295.08 feet to a point being South  $89^{\circ}54'49''$  West 600.00 feet from the Northeast corner of said Section 3, said point also being the Northwest corner of that tract of land described in Book 248 at page 464, Deed Records of Klamath County, Oregon; thence South  $00^{\circ}17'27''$  East along the West line of said tract, 528.79 feet to a point on the Westerly right of way line of said Bonanza-Bly Mountain Cut-off Road; thence following said right of way line, along the arc of a curve to the left (radius point bears South  $51^{\circ}32'07''$  East 746.20 feet, central angle =  $19^{\circ}49'04''$ ) 258.10 feet, and South  $18^{\circ}38'49''$  West 324.80 feet to the Northeasterly corner of that tract of land described in Volume M71, page 9999, Microfilm Records of Klamath County, Oregon; thence North  $63^{\circ}45'03''$  West generally along an existing fence line, 549.83 feet to the Northwesterly corner of said tract, said Northwesterly corner being on the West line of said Government Lot 1; thence, along said West line, North  $00^{\circ}16'14''$  West 409.87 feet; thence North  $80^{\circ}58'32''$  West 340.07 feet; thence North  $00^{\circ}35'55''$  East 304.16 feet to a point 50.00 feet Southerly of, measured at right angles to, the North line of said Section 3; thence South  $89^{\circ}54'49''$  West, parallel to said North line, 989.93 feet to the West line of Government Lot 2, thence North  $00^{\circ}15'00''$  West 50.00 feet to the point of beginning.