

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.
37.00

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 12th day of February, 2015.



Leslie D. Sedlacek



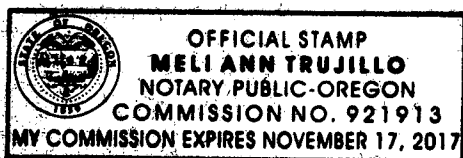
Andrea L. Sedlacek

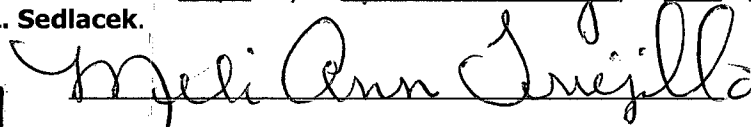
STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 12th day of February, 2015,
by **Leslie D. Sedlacek and Andrea L. Sedlacek**.





Notary Public for Oregon

My commission expires: 11-17-2017

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°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°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°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°34'15" West 447.47 feet, central angle=22°05'57") 172.59 feet, South 13°19'48" East 485.81 feet, and along the arc of a curve to the right (radius point bears South 76°40'12" West 379.26 feet, central angle=02°59'24") 19.79 feet to a point on the North line of said Section 3; thence along said North line South 89°54'49" West 295.08 feet to a point being South 89°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°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°32'07" East 746.20 feet, central angle = 19°49'04") 258.10 feet, and South 18°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°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°16'14" West 409.87 feet; thence North 80°58'32" West 340.07 feet; thence North 00°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°54'49" West, parallel to said North line, 989.93 feet to the West line of Government Lot 2, thence North 00°15'00" West 50.00 feet to the point of beginning.