



2015-013663
Klamath County, Oregon
12/21/2015 03:27:14 PM
Fee: \$67.00

After Recording Return To:
Oregon Department of Forestry
Attn: Asset Unit, Bldg. D
2600 State Street
Salem, OR 97310

(For Recorder's Use Only)

Consideration: \$402,606.00

**Until a change is requested
all tax statements shall be sent to:**
(same)

SPECIAL WARRANTY DEED

The Conservation Fund, a Maryland non-profit corporation ("Grantor"), hereby conveys and specially warrants to the **State of Oregon**, acting through the Oregon Board of Forestry on behalf of the Oregon Department of Forestry ("Grantee"), the real property described in the attached Exhibit A, located in Klamath County, Oregon (the "Property"), free of encumbrances created or suffered by Grantor, except as set forth in the attached Exhibit B.

The true and actual consideration for this conveyance is \$402,606.00.

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.

Signatures on Next Page

DATED: December 16, 2015.

GRANTOR:

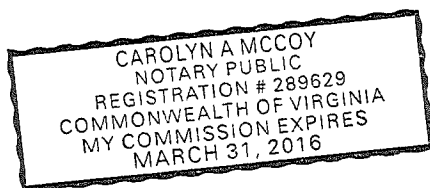
The Conservation Fund,
a Maryland non-profit corporation

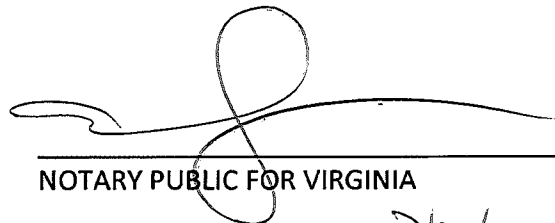
By: Holly Cannon

As: Senior Vice President

COMMONWEALTH OF VIRGINIA)
) ss
County of Arlington)

This instrument was acknowledged before me on December 16, 2015, by
Holly Cannon as Senior Vice President of The Conservation
Fund, acting under authority granted to him/her by the corporation.





NOTARY PUBLIC FOR VIRGINIA
My Commission Expires: 3/31/16

**CERTIFICATE OF APPROVAL OF CONVEYANCE
(ORS 93.808)**

THE STATE OF OREGON, acting by and through the Oregon Board of Forestry on behalf of the Oregon Department of Forestry hereby approves and accepts, pursuant to ORS 93.808, the conveyance by special warranty deed from **The Conservation Fund**, a Maryland non-profit corporation, to the State of Oregon of the real property described in the deed to which this Certificate is attached.

DATED this 18th day of December, 2015.

State of Oregon, acting by and through the Oregon
Board of Forestry on behalf of
the Oregon Department of Forestry

By: 


Name: Doug Decker

Title: Oregon State Forester

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on this 18th day of December, 2015, by Doug Decker as the Oregon State Forester and authorized representative of the Oregon Department of Forestry, acting under authority granted to him by the Oregon Board of Forestry.




Notary Public for Oregon

My Commission expires: 6/23/2016

EXHIBIT A
LEGAL DESCRIPTION

Tract 1:

Township 25 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 52-04, recorded in the records of Klamath County on 3/7/05, 2005 (Section 6: Government Lots 6 and 7; S1/2 NE1/4; SE1/4 NW1/4; E1/2 SW1/2; NW1/4 SE1/4; Section 7: Government Lot 1; NE1/4 NW1/4).

Tract 2:

Township 25 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 53-04, recorded in the records of Klamath County on March 7, 2005 (Section 10: SE1/4 SE1/4; SE1/4 SW1/4; NE1/4 SE1/4. Section 11: SW1/4 SW1/4; SE1/4 SW1/4. Section 14: N1/2 NW1/4. Section 15: N1/2 NE1/4; N1/2 NW1/4)

Tract 3:

Township 25 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Section 13: The SW1/4; W1/2 SE1/4
Section 14: S1/2 SE1/4
Section 15: S1/2 SE1/4

Tract 4:

The SE1/4 of Section 7, Township 25 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tract 5:

Township 25 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 54-04, recorded in the records of Klamath County on March 7, 2005 (Section 1: S1/2. Section 12: SE1/4; NE1/4; NW1/4 NW1/4)

Township 25 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 55-04, recorded in the records of Klamath County on March 7, 2005 (Section 6: Government Lots 15 to 19, inclusive. Section 7: Government Lots 1 to 7, inclusive; Government Lots 11 to 14, inclusive)

Township 25 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2, Partition Plat 56-04, recorded in the records of Klamath County on March 7, 2005 (Section 5: SW1/4 NW1/4; SW1/4. Section 6: Government Lot 22; S1/2 NE1/4)

EXHIBIT B
ENCUMBRANCES

1. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America (Affects Tract 2)
Recorded: May 22, 1952
Instrument No.: Volume 254, page 623

2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Deschutes Basin Land Trust, an Oregon non-profit Trust
Recorded: September 21, 2000
Instrument No.: M00, page 34689

3. Declaration of Access Easements, including the terms and provisions thereof,
Recorded: December 20, 2004
Instrument No.: M04, page 89560



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2016-3

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

The Conservation Fund, a Maryland non-profit corporation

Grantee

The State of Oregon, acting through the Oregon Board of Forestry on behalf of the Oregon Department of Forestry

Signed on (date)

December 16, 2015

and for consideration of

\$ 402,606.00

Assessor's signature

A handwritten signature in black ink, appearing to read 'G. H. Hill'.

Date

12-17-15