

2016-002255

Klamath County, Oregon



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03/01/2016 08:51:51 AM

Fee: \$57.00

FORM No. 963 - WARRANTY DEED - STATUTORY FORM (Individual Grantor).

NA

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR



Loudean Elliott (fka Loudean Lyon, fka Loudean Orem)
_____, Grantor,
conveys and warrants to Lyon Ranches LLC
_____, Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

See property description attached hereto as Exhibit "A".

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except zoning ordinances, building and use restrictions, irrigation rights or use restrictions, deeded water rights or water rights use restrictions, utility easements of record which benefit or burden the Property, or the area in which the Property is located, all other easements of record, the lien of real--

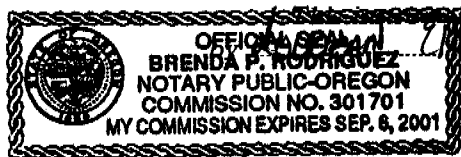
The true consideration for this conveyance is \$ 330,050.00... (Here comply with the requirements of ORS 93.030)

Dated this _____ day of _____, 1999.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Loudean Elliott
Loudean Lyon
Loudean Orem

STATE OF OREGON, County of Klamath



_____ was acknowledged before me on April 2, 1999,
Lott FKA LOUDEAN LYON FKA LOUDEAN OREM

Brenda P. Rodriguez
Notary Public for Oregon
My commission expires 9-8-01

WARRANTY DEED

Loudean Elliott (fka Loudean Lyon,
fka Loudean Orem) GRANTOR

Lyon Ranches LLC GRANTEE

2344 Hwy 50, Merrill, OR 97633

GRANTEE'S ADDRESS, ZIP

After recording return to:

Tracey and Nancy Lyon

Lyon Ranches LLC

2344 Hwy 50

Merrill, OR 97633

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

Tracey and Nancy Lyon

Lyon Ranches LLC

2344 Hwy 50

Merrill, OR 97633

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

taxes for the current tax year, not yet due and payable, any liens placed on the Real Property by Purchaser, the Lease or any memorandum thereof, and reservations in federal patents, and those set forth on the attached Exhibit "B", incorporated herein by reference.

EXHIBIT "A"
DESCRIPTION OF PROPERTY

PARCEL 1:

The following described property situated in Section 11, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

All that portion of Government Lots 4, 5 and 6 lying Southerly of the Dalles-California Highway; Lots 9, 10, 11 and SW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and Farm Unit "A" according to the Farm Unit Plat, or Lots 12, 13 and 14

EXCEPTING THEREFROM that portion of Lots 4 and 5 lying Southerly of the Dalles-California Highway, described as follows:

Beginning at the Southeasterly corner of the intersection of the Dalles-California Highway (running East and West) and the County Road (running North and South) thence South along the Easterly right of way line of said County Road a distance of 786 feet; thence East and parallel to the Dalles-California Highway a distance of 610 feet; thence North and parallel to the County Road a distance of 786 feet; thence West along the Southerly right of way line of said Dalles-California Highway a distance of 610 feet to the point of beginning.

ALSO EXCEPTING from the S $\frac{1}{2}$ SW $\frac{1}{4}$ any portion lying Southerly of the Great Northern Railway right of way.

AND ALSO EXCEPTING those portions conveyed to the Great Northern Railway Co. for railroad right of way by Deeds recorded May 25, 1931 in Volume 95, page 347, and recorded June 9, 1931 in Volume 95, page 431, all Deed records of Klamath County, Oregon.

PARCEL 2:

The following described property situated in Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Lots 11 and 12

EXCEPTING any portion of Lot 11 lying Easterly of the existing drain ditch.

AND ALSO EXCEPTING a parcel of land situated in Government Lot 12 being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northwest corner of said Section 12; thence S. $00^{\circ}01'03''$ E. along the West line of said Section 12, 3847.34 feet to a Brass Cap monument marking the Southwest corner of said Lot 12; thence N. $74^{\circ}36'46''$ E. along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines Road, a county road and the point of beginning for this description; thence continuing N. $74^{\circ}36'46''$ E. along said Lot South line 1073.72 feet; thence West 1035.31 feet to a 5/8 inch iron pin in said right of way fence; thence S $00^{\circ}01'03''$ E. along said right of way line, 284.90 feet to the point of beginning.

PARCEL 3:

A parcel of land situated in Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the Northwest corner of said Section 12; thence S 00°01'03" E. along the West line of said Section 12, 3847.34 feet to a Brass cap monument marking the Southwest corner of said Lot 12; thence N. 74°36'46" E. along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines road, a county road; thence continuing N. 74°36'46" E. along said Lot South line, 1073.72 feet and the point of beginning for this description; thence N. 63°03'00" E., a distance of 605.40 feet, to a Brass Cap; thence N. 75°24'00" E. a distance of 233.97 feet to the United States Bureau of Reclamation right of way; thence S 00°52'59" W. to a set 5/8" x 30" iron pin; thence West 786.52 feet to the point of beginning.