



2016-002817
Klamath County, Oregon
03/16/2016 01:54:48 PM
Fee: \$62.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Caymen Anthony Graham

2411 Vermont Street

Klamath Falls, OR 97603

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

Caymen Anthony Graham

2411 Vermont Street

Klamath Falls, OR 97603

File No. 77805AM

STATUTORY WARRANTY DEED

Gion Brothers Land, LLC, an Oregon limited liability company

Grantor(s), hereby convey and warrant to

Caymen Anthony Graham,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$207,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 30th day of December, 2015

Gion Brothers Land, LLC

By: Jeffrey Lee Gion
Jeffrey Lee Gion, Managing Member

State of Oregon} ss
County of Klamath}

On this 30 day of December, 2015, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jeffrey Lee Gion known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon,
Residing at: Klamath
Commission Expires: 10/19/19



EXHIBIT "A"

77805AM

PARCEL 1:

A 16 foot road extending along line separating the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from the W1/2 SE1/4 of said Section 1, said 16 foot road lying Easterly from and adjoining said center line and extending from the Dalles – California Highway Northerly to North line of said SE1/4 of said Section 1, said Township and Range.

PARCEL 2:

A tract of land situated in the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the SE1/4 SE1/4 of said Section 1; thence North 00° 50' 00" West along the West line of the E1/2 SE1/4 of said Section 1, 2129.13 feet; thence East 16.00 feet to a 5/8 inch iron pin; thence continuing East 356.24 feet to a 5/8 inch iron pin being the True Point of Beginning of this description; thence continuing East 248.25 feet, more or less, to a 5/8 inch iron pin in an old fence line on the apparent East line of that tract of land described in Deed Volume M71, page 3540, as recorded in the Klamath County Deed records, and the apparent West line of Piedmont Heights, a duly recorded subdivision; thence Northerly generally along said fence line and its extension 525.36 feet to a 5/8 inch iron pin on the Northerly line of the E1/2 SE1/4; thence South 89° 31' 20" West along said Northerly line 247.08 feet to a 5/8 inch iron pin; thence South 523.30 feet to the True Point of Beginning.

PARCEL 3:

A tract of land situated in the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the SE1/4 SE1/4 of said Section 1; thence North 00° 50' 00" West along the West line of the E1/2 SE1/4 of said Section 1, 2129.13 feet; thence East 16.00 feet to a 5/8 inch iron pin; thence continuing East 356.24 feet to a point; thence North 363.30 to a point which is the True Point of Beginning; thence continuing North 160 feet to the North line of the NE1/4 SE1/4 of said Section 1; thence South 89° 31' 20" West along the

North line of said NE1/4 SE1/4 to a point 16 feet East of the NW1/4 corner of said NE1/4 SE1/4; thence South, 16 feet from and parallel to the West line of said NE1/4 SE1/4, 160 feet to a point; thence North 89° 31' 20" East 361.49 feet to the True Point of Beginning.

PARCEL 4:

A tract of land situated in the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the SE1/4 SE1/4 of said Section 1; thence North 00° 50' 00" West along the West line of the E1/2 SE1/4 of said Section 1, 2129.13 feet; thence East 372.24 feet to a 5/8 inch iron pin marking the True Point of Beginning of this description; thence North 363.30 feet to a point 160.00 feet South of the North line of the E1/2 SE1/4 of said Section 1; thence South 89° 31' 20" West, parallel to said North line, 361.49 feet to a point 16.00 feet East (measured at right angles) to the West line of the said E1/2 SE1/4; thence South 00° 50' 00" East parallel to the West line of said E1/2 SE1/4, 245 feet, more or less, to the Southwesterly high water line of the Enterprise Irrigation District high line canal; thence Southeasterly along said high water line to point that is West of the true point of beginning; thence East 116 feet, more or less, to the true point of beginning, with bearings based on recorded survey no. 1978 as recorded in the Klamath County Surveyor's Office.

PARCEL 5:

A tract of land situated in the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point marked by a 5/8 inch iron pin, which is North 00° 50' 00" West 2129.13 feet and East 16.00 feet from the Southwest corner of the SE1/4 SE1/4 of said Section 1; thence North 00° 50' 00" West parallel with and 16.00 feet Easterly, measured at right angles to the West line of the E1/2 SE1/4 of said Section 1, 115 feet, more or less, to the Southwesterly high water line of the Enterprise Irrigation District Highline Canal; thence Southeasterly along said high water line to a point that is East of the point of beginning; thence West 240 feet, more or less, to the point of beginning, with bearings based on recorded survey no. 1978.

PARCEL 6:

A tract of land situated in the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point, marked by a 5/8 inch iron pin, which is North 00° 50' 00" West 1929.13 feet and East 16.00 feet from the Southwest corner of the SE1/4 SE1/4 of said Section 1; thence North 00° 50' 00" West parallel with and 16.00 feet Easterly, measured at right angles to the West line of the E1/2 SE1/4 of said Section 1, 200.00 feet to a 5/8 inch iron pin; thence East 604.49 feet to a 5/8 inch iron pin in an old fence line on the apparent East line of that tract of land described in Deed Volume M71, page 3540, as recorded in the Klamath County Deed Records, and the apparent West line of Piedmont Heights, a duly recorded subdivision; thence along said fence line, Southerly 361 feet, more or less, and Westerly 191 feet, more or less, to the West bank of the Enterprise Irrigation District high line canal; thence Northwesterly along said bank 179 feet, more or less, to a 5/8 inch iron pin which is East 330.56 feet from the point of beginning; thence West 330.56 feet to the point of beginning.

PARCEL 7:

A tract of land situated in the E1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron pin which is North 00° 50' 00" West 1657.12 feet and North 88° 03' 47" East 16 feet from the Southwest corner of the SE1/4 SE1/4 of said Section 1; thence North 00° 50' 00" West parallel to and 16 feet Easterly, measured at right angles to the West line of the E1/2 SE1/4 of said Section 1, 271.46 feet to a 5/8 inch iron pin; thence East 330.56 feet to a 5/8 inch iron pin on the Westerly bank of the Enterprise Irrigation District Highline Canal; thence Southeasterly along said Westerly bank to the Southerly line of the Easterly portion of that tract of land described in Deed Volume M71, page 3540, as recorded in the Klamath County Deed Records; thence West along said Southerly line to the Easterly line of the Southerly portion of said Deed Volume M71, page 3540; thence South along said Easterly line to a 5/8 inch iron pin which is situated North 88° 03' 47" East 271.11 feet from the point of beginning; thence South 88° 03' 47" West 271.11 feet to the point of beginning.