



**2016-002904**

**Klamath County, Oregon**

**03/18/2016 11:38:18 AM**

**Fee: \$52.00**

THIS SPACE RESERVED

After recording return to:

Jason J. Chapman

18704 N Poe Valley Rd

Klamath Falls, OR 97603

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

Jason J. Chapman

18704 N Poe Valley Rd

Klamath Falls, OR 97603

File No. 91715AM

### STATUTORY WARRANTY DEED

**James Merrilees and Barbara J. Merrilees, as Trustees of the Merrilees Family Trust, uda July 21, 1998, and  
their successors in trust**

Grantor(s), hereby convey and warrant to

**Jason J. Chapman ,**

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:

#### LEGAL DESCRIPTION ON PAGE 3 OF THIS DOCUMENT

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3910-01200-01200-000 R596402

R-3910-01200-01300-000 R596411

R-3910-01200-01300-000 R891552

R-3910-01300-00100-000 R588402

The true and actual consideration for this conveyance is \$652,500.00.

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:

Return to:  
 AmeriTitle

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 3 day of 14, 2016

Merrilees Family Trust:

James R. Merrilees Trustee  
by: James R. Merrilees, Trustee

Barbara J. Merrilees, Trustee  
by: Barbara J. Merrilees, Trustee

State of Oregon ss.  
County of Deschutes }

On this 14<sup>th</sup> day of March, 2016, before me, Laurel Benson, a Notary Public in and for said state, personally appeared James R. Merrilees and Barbara J. Merrilees, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Merrilees Family Trust, and acknowledged to me that they executed the same as Trustee.

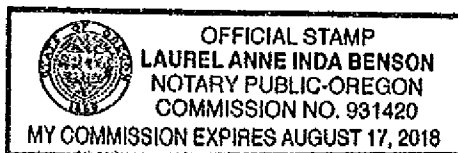
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Laurel Benson

Notary Public for the State of Oregon

Residing at: Bend

Commission Expires: 8-17-18



That portion of the W1/2 SE1/4 of Section 12, beginning at a point 861.3 feet West of the Southeast corner of Section 12, thence North parallel to the East boundary of Section 12 to the North Poe Valley County Road, thence West 458.7 feet to the West boundary of the E1/2 SE1/4, then South on said boundary to the South boundary of Section 12, thence East to the point of beginning.

R-3910-01200-01300-000

ALSO that portion of Section 12 beginning at a point 201 feet West of the Southeast corner of Section 12, thence North along the West boundary of the U.S.B.R. E-1 lateral and continuing North to the North Poe Valley County Road, thence West 660.3 feet, thence South on a line parallel to the Eastern boundary line of Section 12 to the South boundary of Section 12, thence East to the point of beginning; all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH that portion deed by recorded January 9, 2007 as 2007-000381, pursuant to Property Line Adjustment 31-06 described as follows:

A tract of land being a portion of Parcel 2 of "Land Partition 34-99", situated in the SE1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Section 12; thence West 201 feet to the West line of said Parcel 2; thence North, along the said West line 260 feet; thence East 201 feet to the East line of said Section 12; thence South 260 feet, more or less, to the point of beginning, containing 1.2 acres, more or less.

R-3910-01200-01200-000

The N1/2 NE1/4 and that portion of Government Lot 1 of Section 13, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northeast corner of Lot One (1), Section 13, Township 39 South, Range 10 East of the Willamette Meridian, ; thence West along the North line of said Lot One (1) 500 feet; thence south to Lost River; thence Southeasterly along said river to the Southeast corner of said Lot One (1), thence North along the East line of said Lot One (1) to the point of beginning.

R-3910-01300-00100-000

LESS AND EXCEPTING from above those lands deeded to the United States by deed recorded July 3, 1912 in Volume 37 Page 414, deed recorded July 8, 1912 in Volume 37 Page 419, deed recorded April 23, 1913 in Volume 39 Page 168, deed recorded May 3, 1932 in Volume 97 Page 288, deed recorded January 16, 1933 in Volume 99 Page 355, all in Deed records of Klamath County, Oregon