

2016-003464

Klamath County, Oregon



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04/04/2016 03:21:03 PM

Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Fred Vertel
36730 S. Chiloquin Road
Chiloquin, OR 97624

Grantor:

Timberlake Railroad, LLC
36730 S. Chiloquin Road
Chiloquin, OR 97624

Grantee:

Fred Vertel
36730 S. Chiloquin Road
Chiloquin, OR 97624

- WARRANTY DEED -

Timberlake Railroad, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Frederick J. Vertel, trustee of the Frederick J. Vertel Family Trust Restated 12/18/2013, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 4, Block 6, Tract No. 1019, WINEMA PENINSULA UNIT #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. CODE 118 MAP 3407-028DO TL 01200 KEY #196273

SUBJECT TO AND EXCEPTING: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this transfer is \$3,000. Grantor shall restore the property as agreed with Grantee.

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.

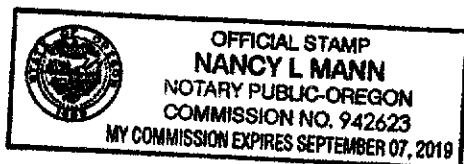
Dated this 1 day of April, 2016.

TIMBERLAKE RAILROAD, LLC

By Thomas Vertel
Thomas Vertel, Manager

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 1, 2016 by Thomas Vertel as Manager of Timberlake Railroad LLC.



Nancy L. Mann
Notary Public for Oregon
My Commission expires: 9-7-19

Returned at Counter