

**STATUTORY WARRANTY DEED****Grantor's Name and Address:**

Michael Earl Berry and Vicki J. Berry
313 NE Willamette Avenue
Corvallis, Oregon 97330

Grantee's Name and Address:

Kimberly D. Burklow
135878 Highway 97 N.
Crescent, Oregon 97733

After recording return to:

Evashevski, Elliott, Cihak & Hediger, PC
Attorneys at Law
PO Box 983
Albany OR 97321-0369

**The true and actual
consideration for this
conveyance is \$ 0.00
However, the actual
consideration consists of other
property or value given or
promised.**

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

Kimberly D. Burklow
135878 Highway 97 N
Crescent, Oregon 97733

Tax Account Information:

Account: R155931
Map No.: 2409-031 BB 01700-000

RECITALS

Grantors purchased the parcel conveyed hereby using sums advanced by Grantee. Grantors desire to transfer the parcel conveyed hereby to Grantee by way of reimbursement of sums advanced to Grantor by Grantee.

Conveyance

Michael Earl Berry and Vicki J. Berry, Grantor, conveys and warrants to Kimberly D. Burklow, Grantee, all that real property located in Klamath County, Oregon more particularly described in Exhibit A hereto and by this reference incorporated herein, free of

encumbrances except as specifically set forth herein:

Subject to and excepting:


1. Special assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
2. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
3. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Instrument No. Book 50, Page 262, Deeds Records.
4. 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: Cascade Natural Gas Corporation
Recorded: August 7, 1963
Instrument No.: Book 347, Page 244, Deed Records
5. Articles of Organization for Crescent Water Supply Improvement District; including the terms and provisions thereof,
Recorded: October 14, 2010
Instrument No.: 2010-012117

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 7 day of April, 2016.


Michael Earl Berry


Vicki J. Berry

STATE OF OREGON)
) ss.
County of Linn)

Date: April 7, 2016

Personally appeared the above-named Michael Earl Berry, and acknowledged the foregoing instrument to be his voluntary act and deed on the date written above.

Before Me:



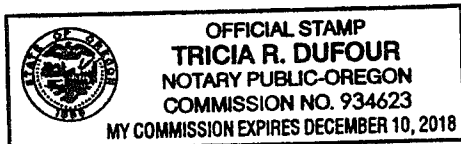

Notary Public for Oregon
My Commission Expires: 12-10-18

STATE OF OREGON)
) ss.
County of Linn)

Date: April 7, 2016

Personally appeared the above-named Vicki J. Berry, and acknowledged the foregoing instrument to be her voluntary act and deed on the date written above.

Before Me:



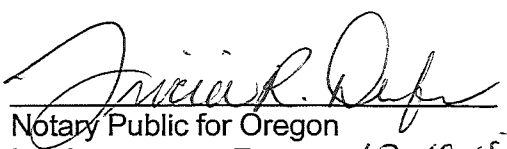

Notary Public for Oregon
My Commission Expires: 12-10-18

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point along the West line of Section 31 from which the N/16 corner common to Sections 31 and 36 bears South 00° 05' 43" West 416.67 feet; thence along the West line of Section 31 North 00° 05' 43" East 331.51 feet to a point; thence along a line at right angle to U.S. Highway 97, South 64° 43' 17" East 327.45 feet to a point; thence along a line parallel with U.S. Highway 97 and 250 feet from the centerline thereof, South 25° 16' 43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U.S. Highway 97, South 64° 43' 17" East 200.00 feet to a #5 steel rod along the Northwest line of U.S. Highway 97 and 50 feet from the centerline thereof; thence along the Northwest line of U.S. Highway 97, South 25° 16' 42" West 60.00 feet to a #5 steel rod; thence along a line at right angle to U.S. Highway 97, North 64° 43' 17" West 200.00 feet to a #5 steel rod; thence along a line parallel with U.S. Highway 97, South 25° 16' 43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, North 64° 43' 17" West 186.39 feet to the point of beginning, with bearings based on Survey No. 3512 as filed in the Klamath County Engineer's Office.

EXCEPTING THEREFROM

A parcel of land situated in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, a #5 steel rod set along the West line of Section 31, from which the NW corner of Section 31 bears North 00 degrees 05' 43" East 579.36 feet; thence along a line at a right angle to U. S. Highway 97, South 64 degrees 43' 17" East 239.81 feet to a #5 x 30" rod; thence along a line parallel with said highway and 337.64 feet from the centerline thereof, South 25 degrees 16' 43" West 300.00 feet to a #5 x 30" steel rod; thence along a line at a right angle to said highway, North 64 degrees 43' 17" West 98.75 feet to a #5 steel rod set along the West line of Section 31; thence along the West line of Section 31, North 00 degrees 05' 43" East 331.51 feet to the point of beginning.

(Legal description)

PARCEL 2

The North 120 feet of a parcel of land described as follows:

Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 857.6 feet; thence running Southerly along the West line of the new survey

of U.S. Highway 97, 1085 feet to a point of description of tract herein conveyed; thence running Westerly at right angles to said U.S. Highway 97, 100 feet; thence Southerly parallel to U.S. Highway 97, 300 feet; thence Easterly, at right angles to said U.S. Highway 97, 100 feet; thence Northerly along West line of said U.S. Highway 97, 300 feet to a point of beginning.

The North 120 feet of a parcel of land described as follows:

Beginning at a point 857.6 feet East of the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence running Southerly along the West line of U.S. Highway 97, 1085 feet; thence Westerly at right angles to said U.S. Highway 97, 100 feet to the point of description for this conveyance; thence running Southerly parallel to said U.S. Highway 97, 300 feet; thence Westerly at right angles to said U.S. Highway 97, 100 feet; thence Northerly parallel to said U.S. Highway 97, 300 feet; thence Easterly at right angles of said U.S. Highway 97, 100 feet to place of beginning.