



2016-004523
Klamath County, Oregon
05/04/2016 02:26:02 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joshua William Bloom and Amanda Marie Bloom
17810 Wards Ferry Road
Sonora, CA 95370

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

Joshua William Bloom and Amanda Marie Bloom
17810 Wards Ferry Road
Sonora, CA 95370
File No. 99850AM

STATUTORY WARRANTY DEED

Jason P. Nash,

Grantor(s), hereby convey and warrant to

Joshua William Bloom and Amanda Marie Bloom, as Tenants by the Entirety,

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 \$2,850,000.00.

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 2 day of May, 2016.

Jason P. Nash

State of Oregon } ss
County of Klamath }

On this 16 day of May, 2016, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Jason P. Nash, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Cherice F. Treasure

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 6/17/2016

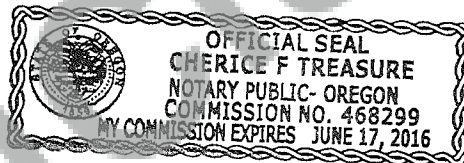


EXHIBIT 'A'

IN TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON:

Section 13: SW1/4; S1/2 SE1/4

Section 23: E1/2 SE1/4

Section 24: NE1/4; SE1/4; E1/2 NW1/4; S1/2 SW1/4, and the NE1/4 SW1/4

Section 25: NW1/4; NE1/4; N1/2 SE1/4 and the NE1/4 SW1/4

Section 26: NE1/4 NE1/4

IN TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON:

Section 18: Government Lot 4; SE1/4 SW1/4 and the SW1/4 SE1/4; ALL that portion of Government Lots 2 and 3, the SE1/4 SE1/4; the NW1/4 SE1/4 and the NE1/4 SW1/4 lying Southerly of the Lost River.

Section 19: NE1/4; NE1/4 NW1/4; Government Lot 1; SE1/4 NW1/4; E1/2 SW1/4; NE1/4 SE1/4 and the North 495 feet of the NW1/4 SE1/4.

SAVING AND EXCEPTING from the above described parcels all rights of way, easements for ditches, canals, laterals and roadways of record and apparent on the land; and also that land conveyed to the United States of America by deed recorded February 24, 1924 in Deed Volume 63 and page 443, of the Records.

TOGETHER WITH portions of the Bureau of Reclamation's Upper Dry Lake Lateral 2 as described on Reclamation drawing K-2-4-67 lying withing the East 1/2 of the West 1/2 and the Southwest 1/4 of the Southwest 1/4, Section 24, Township 39 South, Range 11 East, Willamette Meridian, County of Klamath, State of Oregon, being 45 foot wide strips of land, more particularly described as follows:

Parcel 1:

Beginning at a Point on the westerly line of the East 1/2 of the West 1/2 of said Section 24, from which the Southwest corner of the East 1/2 of the West 1/2, bears South 0°24' West, 1425.0 feet. Thence from the Point of Beginning, said easement lying 25 feet Northeasterly and 20 feet Southwesterly of a line described by the following two courses:

- 1) South 8°27' East, 130.7 feet;
- 2) South 23°04' East, 100.0 feet to a point of termination.

The sidelines to be either shortened or lengthened to close on the end lines.

Exhibit "A" legal description continued

Parcel 2:

Beginning at a Point on the westerly line of the East 1/2 of the West 1/2 of said Section 24, from which the Southwest corner of the East 1/2 of the West 1/2, bears South 0°24' West, 3335.9 feet. Thence from the Point of Beginning, said easement lying 25 feet Southwesterly and 20 feet Northeasterly of a line described by the following sixteen courses:

- 1) South 89°49' East 104.9 feet;
- 2) South 16°25' East 95.0 feet;
- 3) South 27°37' East 115.0 feet;
- 4) South 0°35' Weast, 270.0 feet;
- 5) South 6°55' East, 120.0 feet;
- 6) South 35°41' East, 255.0 feet;
- 7) South 55°01' East, 165.0 feet;
- 8) South 75°02' East, 175.0 feet;
- 9) South 60°39' East, 110.0 feet;
- 10) South 38°32' East, 95.0 feet;
- 11) South 19°41' East, 100.0 feet;
- 12) South 8°44' East, 295.0 feet;
- 13) South 17°52' East, 100.0 feet;
- 14) South 45°57' East, 95.0 feet;
- 15) South 69°12' East, 95.0 feet;
- 16) South 49°50' East, 180.6 feet to the east line of said East 1/2 of the West 1/2, and the point of termination.

The sidelines to be either shortened or lengthened to close on the end lines.

The bearings shown herein are based upon Reclamation drawing K-2-4-67.