



2016-004582
Klamath County, Oregon
05/06/2016 10:07:32 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tony D. Brown and Jackie J. Brown

94 Grizzly Gap Rd.

Naples, ID 83847

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

Tony D. Brown and Jackie J. Brown

94 Grizzly Gap Rd.

Naples, ID 83847

File No. 99283AM

STATUTORY WARRANTY DEED

Robert Paul Wampler, Successor Trustee of the Gleta Gene Wampler Living Trust U.A.D. December 19, 2007,
Grantor(s), hereby convey and warrant to

Tony D. Brown and Jackie J. Brown, 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 **\$26,500.00.**

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:

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 4th day of MAY, 2016

The Gleta Gene Wampler Living Trust U.A.D. December 19, 2007

By: [Signature]
Robert Paul Wampler, Successor Trustee

State of OR } ss
County of Klamath }

On 4th this MAY day of 2016, before me,
Debbie Sinnock a Notary Public in and for said state, personally appeared,
Robert Paul Wampler, Successor Trustee of The Gleta Gene Wampler Living Trust, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

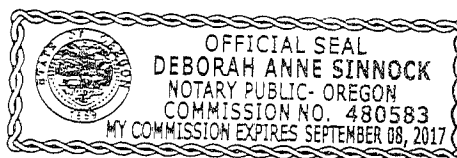


Exhibit "A"
Legal Description

All that portion of the following described property located in the E1/2 E1/2 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point where the South Boundary line of the SW1/4 NW1/4 of Section 27 intersects the thread of the stream of Sprague River; thence following the thread of the stream of Sprague River Northerly to a point near the Northwest corner of said SW1/4 NW1/4 of Section 27 where the Sprague River divides into two channels; thence following the thread of the stream of the most Westerly of said channels of Sprague River around the Southerly, Westerly and Northerly sides of that certain Island, containing 18 acres, more or less, which is situate in the NE1/4 of Section 28, to the point where said West Channel rejoins the East Channel of Sprague River at the North end of said Island; thence, continuing Northerly along the thread of the stream of Sprague River to a point which is South 90° 00' West of an Iron Pin on the East Bank of Sprague River, which said Pin is situated North 48° 35' 06" West a distance of 529.12 feet from the Brass Cap Monument which marks the Section Corner common to Sections 21, 22, 27 and 28; thence, North 90° 00' East to said Iron Pin on the East Bank of Sprague River; thence, North 15° 35' 50" East a distance of 426.03 feet; thence, North 13° 34' 05" West a distance of 299.65 feet; thence, North 46° 03' 55" West a distance of 413.48 feet; thence, North 00° 57' 35" East a distance of 508.15 feet; thence, North 18° 52' 45" East a distance of 205.34 feet; thence, North 06° 20' 20" West a distance of 409.90 feet; thence, North 41° 47' 35" East a distance of 497.95 feet; thence along the Arc of a Curve to the left (Central angle = 78° 52' 4" & radius = 500 feet) a distance of 688.32 feet; thence, North 60° 43' 16" East a distance of 60 feet, more or less, to an Iron Pin; thence, North 60° 43' 16" East a distance of 487.36 feet, more or less, to a point on the East section Line of Section 21; thence, South along said Section line of Section 21 a distance of 1085.82 feet, more or less, to the Brass Cap Monument marking the Southeast Corner of the NE1/4 of said Section 21; thence continuing South along said East Section line of Section 21 to the Brass Cap Monument which marks the Section Corner common to Sections 21, 22, 27 and 28; thence East along the North line of the NW1/4 of Section 27 to the Northeast Corner of said NW1/4; thence, South along the East line of said NW1/4 of Section 27 to the Southeast corner of the NE1/4 NW1/4 of Section 27; thence West along the South line of said NE1/4 NW1/4 to the Southwest Corner of said NE1/4 NW1/4 of Section 27; thence, South along the East line of the SW1/4 NW1/4 of said Section 27 to the Southeast Corner of said SW1/4 NW1/4; thence West along the South Boundary Line of said SW1/4 NW1/4 of Section 27 to the Point of Beginning.

EXCEPTING THEREFROM any portion thereof lying within Tract 1029, Sprague River Pines,

AND ALSO EXCEPTING THEREFROM any portion thereof lying within Tract 1107, First Addition to Sprague River Pines.

AND FURTHER EXCEPTING therefrom any portion lying within the Sprague River or any portion lying within Green Forest Drive.