

2016-008370

Klamath County, Oregon

08/08/2016 03:52:40 PM

Fee: \$107.00



RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
U.S. Fish and Wildlife Service  
Pacific Southwest Region 8, Realty Office  
2800 Cottage Way, W-1832  
Sacramento, California 95825-0509

UNITED STATES DEPARTMENT OF THE INTERIOR  
U.S. FISH AND WILDLIFE SERVICE

WARRANTY DEED

THIS GRANT DEED made on this 1<sup>st</sup> day of August, 2016, between GORDON C. JONES, Trustee, or his successor in trust, under the Gordon C. Jones Revocable Trust dated August 19, 2015 and J. ROSCOE DIVINE, who also appears of record as ROSCOE DIVINE, as tenants in common,

(hereinafter referred to as "Grantors"), for and in consideration of the sum of **(Four Hundred Sixteen Thousand and 00/Dollars (\$416,000.00))**, for all of the lands and other interests, lawful money of the United States to us in hand paid by the UNITED STATES OF AMERICA, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the UNITED STATES OF AMERICA, and its assigns (hereinafter referred to as "Grantee"), the fee simple interest in all that certain real property consisting situate and lying in Klamath County, Oregon, containing 415.32 acres, more or less, being more particularly described in Exhibit A, attached hereto and incorporated by this reference. Exhibit B, attached hereto shows the lot line adjustment and is incorporated by this reference.

TOGETHER WITH all buildings and improvements thereon and all water rights appurtenant thereto and all and singular the tenements, hereditaments and appurtenances thereunto belonging,

or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The Grantor covenants and conveys to the United States of America the fee simple title to the above-described land subject to existing easements for public roads and highways, public utilities, railroads and pipelines and subject to other outstanding rights, if any, of record in third parties.


TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the UNITED STATES OF AMERICA, and unto its assigns forever; and Grantor, for itself, its successors and assigns, does hereby covenant with the Grantee and its assigns that the Grantor is lawfully seized and possessed of the herein described property in fee simple; that the same is free and clear of all encumbrances (except for covenants, easements, and restrictions of record, if any); that the Grantor has the right to sell and convey said property; that the Grantor Warrants, specially and generally, the title and quiet enjoyment of the property; that the Grantor, its successors and assigns will forever defend the same unto the Grantee and its assigns against all lawful claims and demands thereof by others and will issue such further assurances as the Grantee and/or its assigns may request.

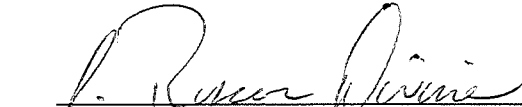
The acquiring federal agency is the Department of the Interior, United States Fish and Wildlife Service.

The GRANTOR further remises, releases, and forever quitclaims to the UNITED STATES OF AMERICA and its assigns, all right, title, and interest which the Grantor may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing, or in any appropriative water rights appurtenant to, the said land hereby conveyed, and also all interest in and to any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting, adjoining, or appurtenant to said land, and in any means of ingress or egress appurtenant thereto.

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IN WITNESS WHEREOF, the Grantors have hereunto set their hand as of the day and year above written.

By  , Trustee  
GORDON C. JONES, Trustee

  
J. ROSCOE DIVINE, aka ROSCOE DIVINE  
Aka Roscoe Divine

Unofficial  
Copy

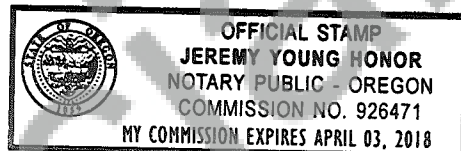
ACKNOWLEDGEMENT

State of OR } ss  
County of LAKE }

On this 21 day of AUGUST, 2016, before me,  
JEREMY YOUNG HONOR, a Notary Public in and for said state,  
personally appeared Gordon C. Jones, Trustee, Gordon C. Jones Revocable 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.

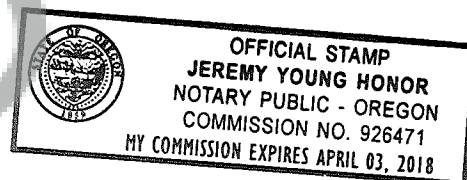
Jeremy Young Honor  
Notary Public for the State of OR  
Residing at: LAKE OR  
Commission Expires: 4-3-18



State of OREGON } ss  
County of LAKE }

On this 21 day of AUGUST, 2016, before me,  
JEREMY YOUNG HONOR, a Notary Public in and for said state,  
personally appeared J. Roscoe Divine, 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.

Jeremy Young Honor  
Notary Public for the State of OR  
Residing at: LAKE  
Commission Expires: 4-3-18



## CERTIFICATE OF ACCEPTANCE

This is to certify that the Secretary of the Interior, acting by and through her authorized representative, the Realty Officer, U.S. Fish and Wildlife Service, hereby accepts on behalf of the United States of America, the real property described in the within Warranty Deed and consents to recordation thereof.

7/29/16  
Date

Thomas L. Sampson  
Thomas L. Sampson, Realty Officer  
Pacific Southwest Region  
U.S. Fish and Wildlife Service

PLEASE SEE ATTACHED  
CASH/DEED ACKNOWLEDGEMENT

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of **Sacramento** )  
On 07/29/16 before me, Mitchel Julian Gavino, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared THOMAS L. SAMPSON  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____



**Certification of Charges Paid**  
(2015 Oregon Laws Chapter 96)

Certification #

2016-22

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

Gorson C. Jones trustee & Gordon C Jones Revocable Trust & J. Roscoe Divine

Grantee

United States of America

Signed on (date)

8-8-16

and for consideration of

\$ 416,000.00

Assessor's signature

*L. J. Hill*

Date

8-8-16

150-310-411 (Rev. 10-15)

R-3009-00000-02400, 02600, 03200

*Legal Description:*

**EXHIBIT "A"**

**Klamath Marsh National Wildlife Refuge  
The Gordon Jones et al Tract (54,a)  
Description**

A parcel of land located in sections 16, 17, and 20 in Township 30 South, Range 9 East, of the Willamette Meridian, in Klamath County, Oregon being more particularly described as follows;

**Tract (54)**

**Section 16:**

The South one-half of the Southwest one-quarter ( $S \frac{1}{2} SW \frac{1}{4}$ ), the Northeast one-quarter of the Southwest one-quarter ( $NE \frac{1}{4} SW \frac{1}{4}$ ), and the Southeast one-quarter of the Northwest one-quarter ( $SE \frac{1}{4} NW \frac{1}{4}$ ).

**Section 17:**

That part of the West one-half of the Southwest one-quarter of the Northeast one-quarter ( $W \frac{1}{2} SW \frac{1}{4} NE \frac{1}{4}$ ), that part of the East one-half of the Southeast one-quarter of the Northwest one-quarter ( $E \frac{1}{2} SE \frac{1}{4} NW \frac{1}{4}$ ), that part of the Northwest one-quarter of the Southeast one-quarter ( $NW \frac{1}{4} SE \frac{1}{4}$ ), and that part of the South one-half of the Southeast one-quarter ( $S \frac{1}{2} SE \frac{1}{4}$ ) lying easterly of New Lot Line "A," the description of which is attached hereto.

**Section 20:**

The Southeast one-quarter of the Northeast one-quarter ( $SE \frac{1}{4} NE \frac{1}{4}$ );  
That part of the East one-half of the Southeast one-quarter ( $E \frac{1}{2} SE \frac{1}{4}$ ) lying Northerly of Military Crossing Road;  
That part of the North one-half of the Northeast one-quarter ( $NE \frac{1}{2} NE \frac{1}{4}$ ) lying easterly of New Lot Line "A," the description of which is attached hereto.  
The land described herein is to be merged with the Grantee's existing lands in accordance with Property Line Adjustment # PLA 10-15 recorded at the Klamath County Surveyor's Office

**Tract (54a)**

**Section 17:**

The West one-half of the Northeast one-quarter of the Northeast one-quarter ( $W \frac{1}{2} NE \frac{1}{4} NE \frac{1}{4}$ ), the East one-half of the Northwest one-quarter of the Northeast one-quarter ( $E \frac{1}{2} NW \frac{1}{4} NE \frac{1}{4}$ ).



### **New Lot Line "A"**

The following described line is located in sections 17 and 20, Township 30 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and lies generally 0.8 feet westerly of an existing fence:

Commencing at the one-quarter corner common to Sections 8 and 17, a 2.5" brass cap; thence South  $0^{\circ} 57' 54''$  West 1330.42 feet to the center north 1/16 corner marked by a 5/8" rebar with a 3.25" aluminum cap; thence North  $88^{\circ} 37' 24''$  West 130.77 feet to a 5/8" rebar with a 3.25" aluminum cap stamped AP 20 and the True Point of Beginning;

thence South  $27^{\circ} 44' 41''$  West 316.47 feet to a 5/8" rebar with a 3.25" aluminum cap stamped AP 19;

thence South  $5^{\circ} 54' 58''$  West 221.16 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 18;

thence South  $8^{\circ} 56' 38''$  East 291.17 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 17;

thence South  $1^{\circ} 42' 10''$  West 193.68 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 16;

thence South  $17^{\circ} 00' 31''$  East 172.37 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 16;

thence South  $64^{\circ} 38' 04''$  East 451.94 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 14;

thence South  $3^{\circ} 22' 01''$  East 391.84 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 13;

thence South  $28^{\circ} 58' 10''$  East 577.63 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 12;

thence South  $35^{\circ} 34' 04''$  East 736.90 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 11;

thence South  $68^{\circ} 00' 07''$  East 1242.28 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 10;

thence South  $81^{\circ} 33' 24''$  East 429.54 feet to a 5/8" rebar with 3.25" aluminum cap stamped AP 9;

thence South  $2^{\circ} 29' 59''$  West 245.21 feet to a  $5/8''$  rebar with 3.25" aluminum cap stamped AP 8;

thence South  $25^{\circ} 31' 01''$  West 161.57 feet to a  $5/8''$  rebar with 3.25" aluminum cap stamped AP 7;

thence South  $47^{\circ} 46' 41''$  West 344.19 feet to a  $5/8''$  rebar with 3.25" aluminum cap stamped AP 6;

thence South  $51^{\circ} 55' 15''$  West 514.85 feet to a  $5/8''$  rebar with 3.25" aluminum cap stamped AP 5;

thence South  $47^{\circ} 47' 37''$  West 565.88 feet to a  $5/8''$  rebar with 3.25" aluminum cap stamped AP 4;

thence South  $39^{\circ} 17' 31''$  West 390.73 feet to a  $5/8''$  rebar with 3.25" aluminum cap stamped AP 3;

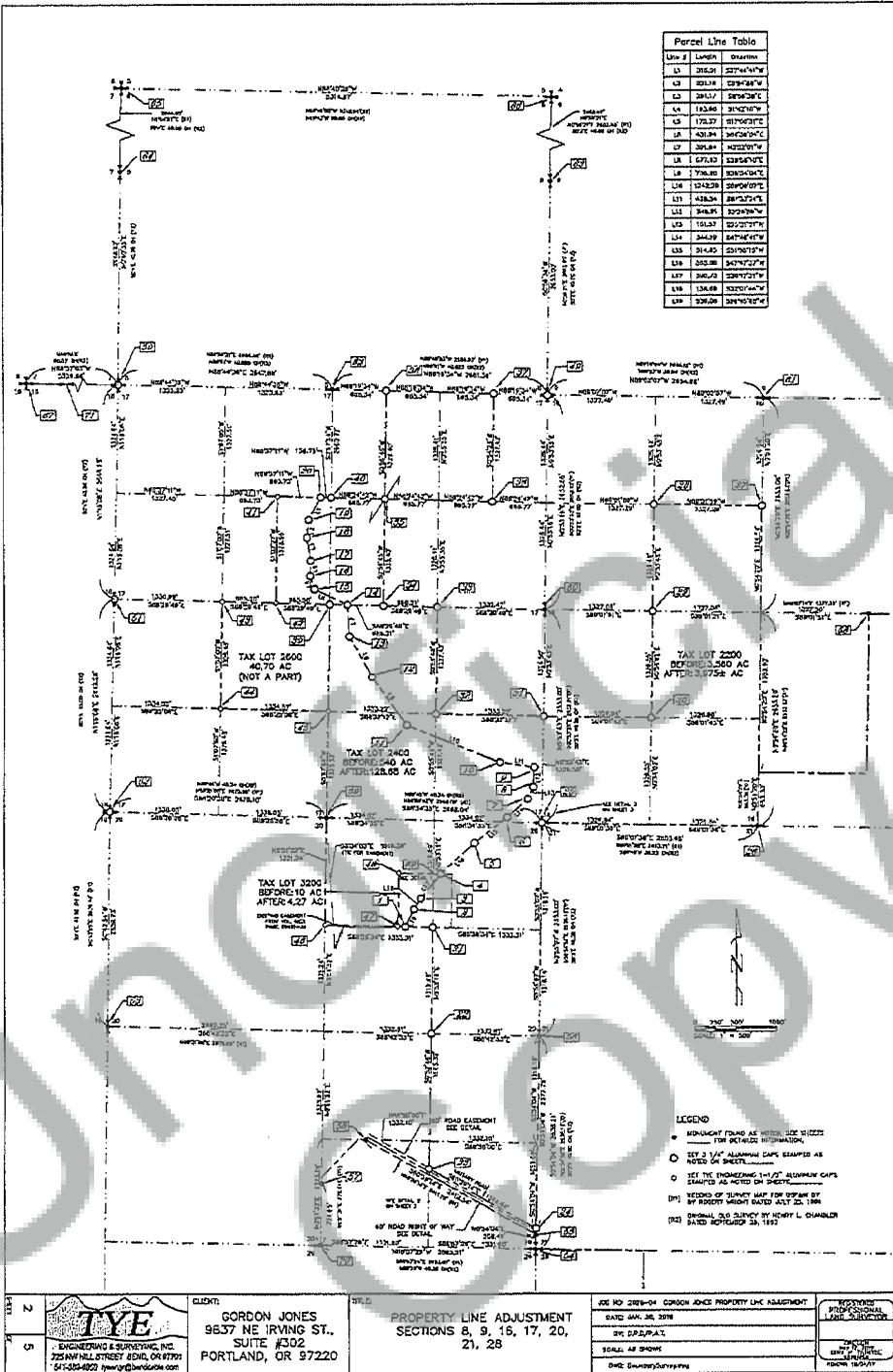
thence South  $32^{\circ} 01' 44''$  West 158.68 feet to a  $5/8''$  rebar with 3.25" aluminum cap stamped AP 2;

thence South  $26^{\circ} 45' 08''$  West 239.05 feet to a  $5/8''$  rebar with 3.25" aluminum cap stamped AP 1 on the South line of the Northwest one-quarter of the Northeast one-quarter of Section 20, from which the East one-quarter corner of Section 20 bears South  $50^{\circ} 34' 13''$  East 2137.50 feet, and there terminating.

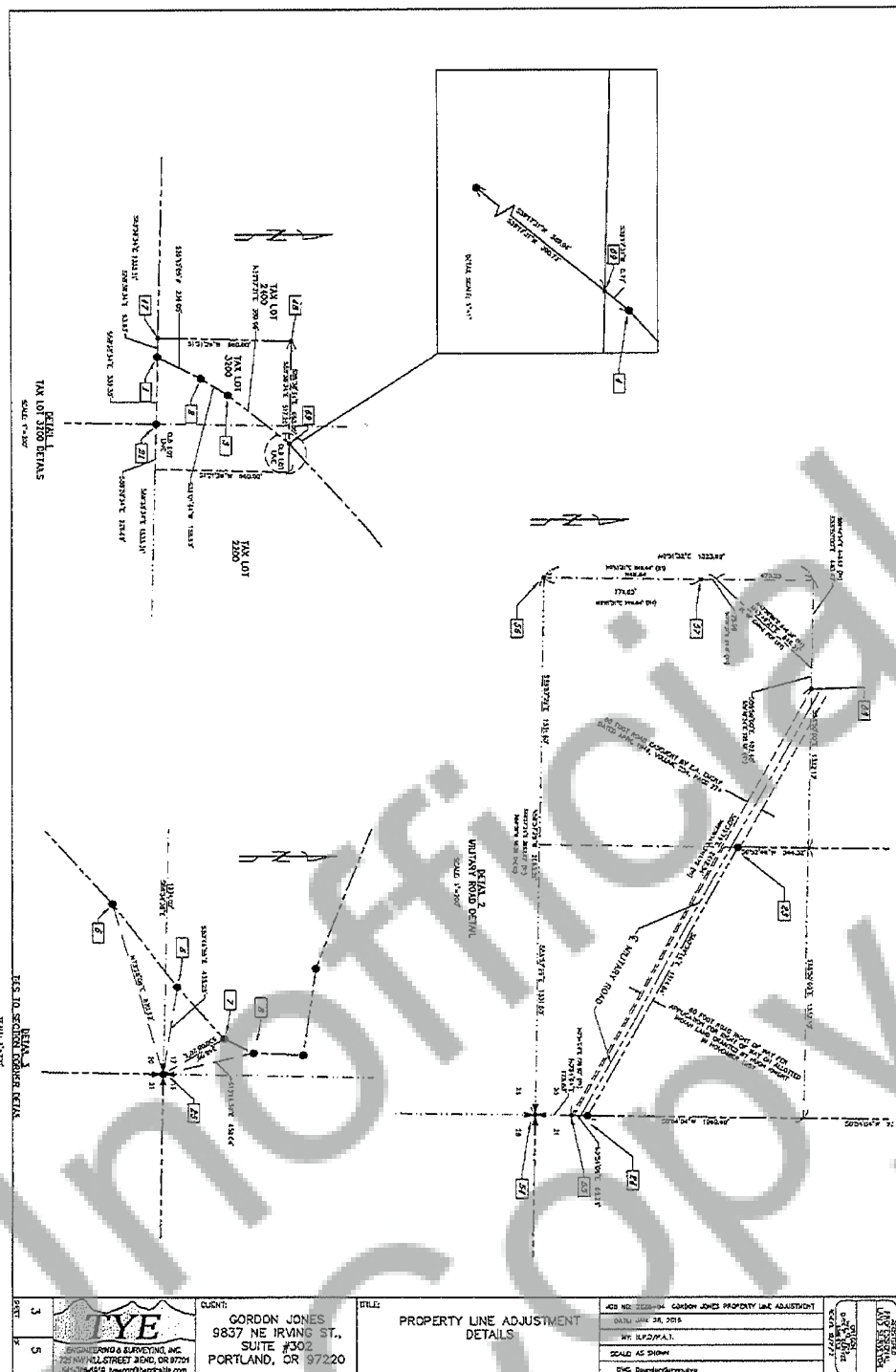
As surveyed and monumented by PLS 65694 in November 2015 through March 2016.

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## EXHIBIT B



## EXHIBIT B



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