



2016-010740

Klamath County, Oregon

10/11/2016 10:36:03 AM

Fee: \$57.00

THIS SPACE RESERVED

After recording return to:

A & A Outdoor Opportunities LLC, an Oregon Limited
Liability Company

1403 Red Bud Drive

Klamath Falls, OR 97601

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

A & A Outdoor Opportunities LLC, an Oregon Limited
Liability Company

1403 Red Bud Drive

Klamath Falls, OR 97601

File No. 130524AM

STATUTORY WARRANTY DEED

Bruce L. Smith and Catherine B. Smith, husband and wife ,

Grantor(s), hereby convey and warrant to

A & A Outdoor Opportunities LLC, an Oregon Limited Liability Company ,

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 **\$117,000.00.**

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 6th day of October, 2016

Bruce L. Smith
Bruce L Smith

Catherine B Smith

State of Oregon } ss
County of Klamath }

On this 10th day of October, 2016, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Bruce L. Smith, 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.

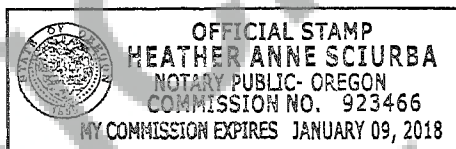
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Anne Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: Jan 9, 2018



State of _____ } ss
County of _____ }

On this _____ day of October, 2016, before me, _____ a Notary Public in and for said state, personally appeared Catherine B. Smith, 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.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

Dated this 7 day of October, 2016.

Bruce L Smith
Catherine B Smith

State of Oregon } ss
County of Klamath }

On this ____ day of October, 2016, before me, _____ a Notary Public in and for said state, personally appeared Bruce L. Smith, 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.

Notary Public for the State of Oregon
Residing at: _____
Commission Expires: _____

State of California } ss
County of San Diego }

On this 7th day of October, 2016, before me, Ramona Khyrolomoor a Notary Public in and for said state, personally appeared Catherine B. Smith, 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.

Ramona Khyrolomoor
Notary Public for the State of CALIFORNIA
Residing at: San Diego, CALIFORNIA
Commission Expires: Oct 31/2018

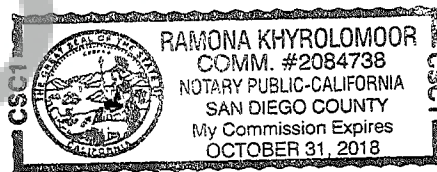


EXHIBIT 'A'

File No. 130524AM

A parcel of land situated in the South half of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron rod from which the Brass Cap Section Corner common to Sections 13 and 37, Township 37 South, Range 8 East of the Willamette Meridian, and Sections 18 and 19, Township 37 South, Range 9 East of the Willamette Meridian, which bears South 49° 50' 12" East, 2347.98 feet; thence South 03° 08' 03" West, 1086.90 feet to a 1/2 inch iron rod on the Northerly right of way line of the Algoma County Road; thence along the Northerly right of way line of the Algoma County Road as follows: South 82° 28' 41" West 121.44 feet to a 1/2 inch iron rod; thence South 82° 28' 41" West 207.89 feet to a 1/2 inch iron rod; thence along the arc of a curve to the left 232.56 feet (central angle 11° 19' 53", radius 1175.92 feet, chord bears South 76° 48' 45" West, 232.18 feet) to a 1/2 inch iron rod; thence along the arc of a curve to the right 227.32 feet (central angle 39° 41' 45", radius 328.10 feet, chord bears North 89° 00' 20" West, 222.80 feet) to a 1/2 inch iron rod; thence North 69° 09' 27" West, 662.86 feet to a 1/2 inch iron rod at the intersection with the Easterly right of way line of U.S. Highway 97; thence leaving said Northerly right of way line North 17° 06' 39" East, 47.10 feet along the said Easterly right of way line to a 1/2 inch iron rod; thence continuing along said Easterly right of way line North 17° 06' 39" East, 8 feet more or less, to the high water mark of Klamath Lake; thence leaving said Easterly right of way line in the Northeasterly direction along the high water mark of Klamath Lake to a point from which a 1/2 inch iron rod bears South 89° 52' 06" East, 13 feet, more or less; thence leaving the high water mark South 89° 52' 06" East, 13 feet, more or less, to a 1/2 inch iron rod; thence South 89° 52' 06" East, 536.63 feet to a 1/2 inch iron; thence South 89° 52' 06" East, 119.51 feet to the point of beginning; EXCEPTING THEREFROM that portion lying West of the high water line of the lake.

A handwritten signature in black ink, appearing to be 'B. L. A.', located in the bottom right corner of the page.