

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

10200 SW Greenburg Rd, Suite 110  
Portland, OR 97223

**2016-012642**

Klamath County, Oregon

11/28/2016 03:49:00 PM

Fee: \$52.00

**GRANTOR'S NAME:**

Joint Revocable Living Trust Agreement of Herbert B Kirk and  
Betty J Kirk

**GRANTEE'S NAME:**

Jason Lewis

**AFTER RECORDING RETURN TO:**

Jason Lewis  
PO Box 1039  
Chiloquin, OR 97624

**SEND TAX STATEMENTS TO:**

Jason Lewis  
PO Box 1039  
Chiloquin, OR 97624

340 Camp Drive, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Raymond Wayne Kirk, Successor Trustee of the Joint Revocable Living Trust Agreement of Herbert B Kirk and Betty J Kirk under Agreement dated December 3, 2003**, Grantor, conveys and warrants to **Jason Lewis**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

A tract of land situated in Government Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89°42'15" East along the North line of said Section 15, 400.0 feet; thence South 62.42 feet; thence South 50°43'50" East 193.0 feet to the true point of beginning of this description; thence South 39°16'10" West 408.35 feet to a point on the Northeasterly bank of the Williamson River; thence South 56°00' East, 110.47 feet; thence North 39°16'10" East 398.20 feet; thence North 50°43'50" West 110.0 feet to the point of beginning of this description.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**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.**

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11-23-2014

Raymond Wayne Kirk, Successor Trustee of the Joint Revocable Living Trust Agreement of Herbert B Kirk and Betty J Kirk under Agreement dated December 3, 2003

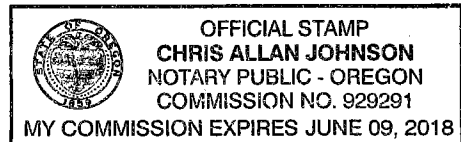
BY: [Signature]  
Raymond Wayne Kirk, Successor Trustee

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 11-23-2016 by Raymond Wayne Kirk, Successor Trustee of the Joint Revocable Living Trust Agreement of Herbert B Kirk and Betty J Kirk under Agreement dated December 3, 2003

[Signature]  
Notary Public - State of Oregon

My Commission Expires: June 9 2018 q



## **EXHIBIT "A"**

### **Exceptions**

#### **Subject to:**

##### **SPECIFIC ITEMS AND EXCEPTIONS:**

As disclosed by the Klamath County tax roll, the amount of assessment has been reduced by reason of a Veteran's Exemption.

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol

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.

Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of the Williamson River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of the Williamson River.

All matters arising from any shifting in the course of the Williamson River including but not limited to accretion, reliction and avulsion.

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: Pacific Power & Light Company

Recorded: October 21, 1966

Instrument No.: M66 10197

And Dated: September 2, 1966

Recorded: October 21, 1966

Instrument No.: M66 100198

State of Oregon Well Ownership Information Form

Recorded: August 14, 1998

Volume: M98 Page 30058

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.