



THIS SPACE RESERVED

2017-000101
Klamath County, Oregon
01/05/2017 01:03:00 PM
Fee: \$52.00

After recording return to:

Maciel V. Beristain

7271 SW 168th Pl

Beaverton, OR 97007

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

Maciel V. Beristain

7271 SW 168th Pl

Beaverton, OR 97007

File No. 113535AM

STATUTORY WARRANTY DEED

Circle DE Lumber Co., a dissolved Oregon corporation, successor by merger to Francis D. Brown & Son, Inc.,

Grantor(s), hereby convey and warrant to

Maciel V. Beristain ,

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:

Please see attached exhibit "A"

The true and actual consideration for this conveyance is \$8,000.00.

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 29 day of December, 2016

Circle DE Lumber Co., a dissolved Oregon corporation, successor by merger to Francis D. Brown & Son, Inc.

Elouise Brown
Elouise Brown, Secretary

State of Oregon}ss.
County of Klamath}

On this 29 day of December, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Elouise Brown known to me to be the Secretary of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 10/19/19

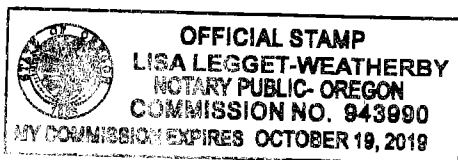


EXHIBIT "A"

That portion of Government Lot 24, Section 33, Township 35 South, Range 7 East of the Willamette Meridian, described as follows:

Starting at the East quarter section corner of said Section 33; thence South $0^{\circ}28'45''$ West along the East line of said Section 1314.0 feet to the Southeast corner of the NE1/4 SE1/4 of said Section, being also the Southeast corner of Lot 24 of said Section and being also 14.69 feet distant Easterly from (when measured at right angles to) the relocated center line of the Dalles-California Highway at Engineers Station 1137+25.9; thence South $89^{\circ}54'15''$ West along the South boundary of said Lot 24 a distance of 65.63 feet to the West right of way line of said Highway, being also 50 feet distant Westerly from (when measured at right angles to) Engineers Station 1137+37.0; thence South $89^{\circ}54'15''$ West 234.0 feet to the Easterly right of way line of the Southern Pacific Railroad; thence North $10^{\circ}18'23''$ West along said R.R. line 188.0 feet to the Northerly line of that certain tract of land described in Deed Volume M73 at page 2936, Klamath County deed records, also being the true point of beginning of this description; thence North $89^{\circ}54'15''$ East 236.6 feet along said Northerly line to the Westerly right of way line of said Highway; thence North $9^{\circ}32'$ West along the highway right of way 360.4 feet to the Southerly line of that certain tract of land described in Deed Volume M75 at page 3135, Klamath County Deed records; thence along the Southerly line, South $89^{\circ}54'15''$ West 237 feet more or less to the Easterly right of way line of the Southern Pacific Railroad; thence South $10^{\circ}18'23''$ East, along said right of way, 362 feet, more or less to the point of beginning.