



2017-002699
Klamath County, Oregon
03/14/2017 02:48:00 PM
Fee: \$57.00

AFTER RECORDING RETURN TO:

Oregon Tech Foundation Inc.

3201 Campus Drive

Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

Same as Above

STATUTORY SPECIAL WARRANTY DEED
(Oregon)

John Thomas Stilwell and Lois Ann Stilwell, as husband and wife ("Grantor"), convey and specially warrant to Oregon Tech Foundation, Inc., an Oregon nonprofit corporation ("Grantee"), the following described real property free of encumbrances created or suffered by Grantor, except as specifically set forth herein:

The real property described in Exhibit "A" attached hereto (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to those liens, encumbrances and other exceptions to title set forth in Exhibit "B" attached hereto.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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 3/13, 2017.

GRANTOR:

John T. Stilwell
John Thomas Stilwell

Lois Ann Stilwell
Lois Ann Stilwell

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me this 13 day of March, 2017, by
John Thomas Stilwell.

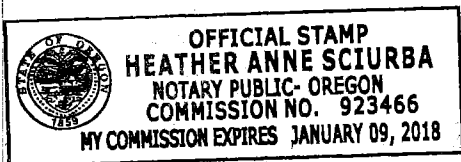


Heather Anne Sciurba

NOTARY PUBLIC FOR Oregon
My Commission Expires: Jan 9 2018

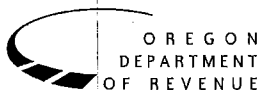
STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me this 13th day of March, 2017, by
Lois Ann Stilwell.



Heather Anne Sciurba

NOTARY PUBLIC FOR Oregon
My Commission Expires: Jan 9 2018



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2017-5

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

Grantor

John Thomas Stilwell and Lois Ann Stilwell

Grantee

Oregon Tech Foundation, Inc., an Oregon nonprofit corporation

Signed on (date)

March 13, 2017

and for consideration of

\$ other property or value given or promised

Assessor's signature

Hollie Shiffert

Date

3/14/17 #G

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

Exhibit A
Property Legal Description

PARCELS 1, 2 AND 3 OF LAND PARTITION 12-95, filed March 18, 1997 in the Klamath County Clerk's Office, situate in the SE 1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

Exhibit B

Permitted Exceptions

1. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
2. 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: James D. McVay et ux
Recorded: June 19, 1980
Instrument No.: M80, page 11269
3. 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 8, 1980
Instrument No.: M80, page 19528
4. 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: Daniel L. Wetzel et ux
Recorded: June 5, 1981
Instrument No.: M81, page 10082
5. IN THE MATTER OF CUP 4-95 AND LP 12-95 FOR ROBERT STILWELL TO ESTABLISH TWO HOMES NOT IN CONJUNCTION WITH FARM USE AND DIVIDE THE PROPERTY,
Recorded: May 22, 1995
Instrument No.: M95, page 13235
6. Reservation of Oil, gas, minerals, or other, including the terms and provisions contained therein, in deed.
Recorded: July 10, 1996
Instrument No.: M96, page 20472
The Company makes no representation as to the present ownership of any such interests.
There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Ingress and Egress Easement as shown on the Partition Plat No. 12-95.
8. 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: PacifiCorp
Recorded: May 26, 2004
Instrument No.: M04, page 33668