

AmeriTitle 021617A-Precom
WAS REQUESTED TO
RECORD THIS INSTRUMENT AS
AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED FOR SUFFICIENCY
OR ITS EFFECT UPON THE TITLE.

2017-002774

Klamath County, Oregon

03/16/2017 02:57:00 PM

Fee: \$57.00

After Recording, Return To:

Klamath Agency LLC
P.O. Box 430
Medford, OR 97501

**Until A Change Is Requested,
Send All Tax Statements To:**

Klamath Agency LLC
P.O. Box 430
Medford, OR 97501

Space above reserved for recorder

SPECIAL WARRANTY DEED

Fort Klamath Properties LLC, an Oregon limited liability company ("**Grantor**"), conveys and specially warrants to Klamath Agency LLC, an Oregon limited liability company ("**Grantee**"), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the "**Property**"), free of encumbrances except for those created or suffered by the Grantor and those listed on attached **Exhibit B**.

TOGETHER WITH all improvements, minerals and fixtures located therein or thereon, and all appurtenances thereunto belonging; and all access licenses, reciprocal access agreements, road use agreements, easements, access contracts, and all other access rights appurtenant to, or used in connection with the Property.

The true and actual consideration for this conveyance is other value given or promised.

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

SPECIAL WARRANTY DEED

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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 15th day of March, 2017.

GRANTOR:

FORT KLAMATH PROPERTIES LLC,
an Oregon limited liability company

By: *James M. Root*
Printed Name: James M. Root
Title: Manager

STATE OF OREGON)
)ss.
County of JACKSON)

The foregoing instrument is acknowledged before me this 15 day of March, 2017, by James M. Root as Manager of Fort Klamath Properties LLC.



Kathy Hemingway Bowman
Notary Public for Oregon
Commission No.: 931557
My commission expires: 8-25-18

Exhibit A

Legal Description of Property

Parcel 2 of Land Partition 15-10, located in the SW 1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed December 29, 2011 in Volume 2011-014306, Records of Klamath County, Oregon.

The above-described property being a portion of the land conveyed to the herein named Grantor under Statutory Warranty Deed recorded August 1, 2000 in Volume M00, Page 28196, Official Records of Klamath County, Oregon.

Exhibit B

Exceptions to Title

1. Taxes, including the current fiscal year, not assessed because of School Properties Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes to tax roll in the year in which said taxes were assessed, an additional tax may be levied.
2. The Property is within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol and Klamath Lake Grazing Fire Patrol.
3. Certificate of Highway easement granted to the State of Oregon by and through its State Highway Commission recorded in Deed Volume 302, Page 229, Records of Klamath County, Oregon.
4. Rights of the public in and to any portion of the Property laying within the limits of streets, roads or highways.
5. Reservations and restrictions, subject to the terms and provisions thereof, but not including Reservations of Buildings, as contained in Deed of Tribal Property dated November 15, 1960 and recorded November 29, 1960 in Book 325, page 507, Deed Records of Klamath County, Oregon.
6. Right of way easement granted to Pacific Power & Light Company recorded May 1, 1970 in Volume M70, Page 3432, Records of Klamath County, Oregon.
7. Conditional Use Permit Restrictive Covenant, subject to the terms and provisions:
Dated: August 17, 2007
Recorded: August 17, 2007
Volume: 2007-014604 Microfilm Records of Klamath County, Oregon.
8. Covenants, restrictions and easements as delineated on the filed map of Land Partition 15-10.