



2017-005306

Klamath County, Oregon

05/15/2017 02:51:00 PM

Fee: \$52.00

After Recording Return to:

ELK MEADOWS LLC

12455 SW 68TH AVENUE

PORTLAND, OR 97223

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE2633

STATUTORY WARRANTY DEED

KIM D. WARD LLC,

herein called grantor, convey(s) and warrant(s) to

ELK MEADOWS LLC,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

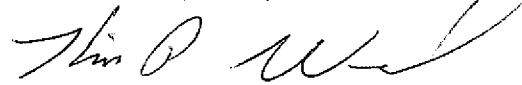
The true and actual consideration for this transfer is **\$177,500.00.**

Return To:
Deschutes County
Title Company

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, AND 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: 5/9/2017


KIM D. WARD, L.L.C, AN OREGON LIMITED LIABILITY COMPANY



KIM D. WARD, MANAGER

STATE OF OREGON, County of Deschutes) ss.

On 5/9/2017, personally appeared the above named **KIM D. WARD** and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 1/23/2021

Official Seal

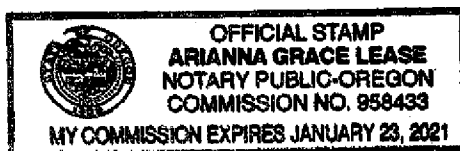


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the East line of the SW1/4 NW1/4 of Section 31 which point lies North along said line 252 feet from the Southeast corner of said SW1/4 NW1/4; thence North 60°58' West 1427.23 feet to that property described in Volume 226, page 39, Deed Records of Klamath County, Oregon; thence Northeasterly at right angles 100 feet; thence Northwesterly at right angles 80 feet to the Easterly right of way of the Dalles-California Highway right of way; thence Northeasterly along said right of way to that property described in Volume 346, page 660, Deed Records of Klamath County, Oregon; thence Southeasterly at right angles to said right of way 200 feet; thence Northeasterly at right angles 300 feet; thence Northwesterly at right angles 20 feet; thence Northeasterly at right angles 260 feet; thence Southeasterly at right angles 20 feet; thence Northeasterly at right angles 100 feet; thence Northwesterly at right angles, 200 feet to the East right of way of the Dalles-California Highway; thence Northeasterly along said Highway right of way to that property described in Volume 259, page 428, Deed Records of Klamath County, Oregon; thence Southeasterly at right angles 180 feet; thence Northeasterly at right angles 300 feet; thence Northwesterly at right angles 180 feet to said highway right of way; thence Northeasterly along said highway right of way to that property described in Volume 331, page 162, Klamath County Deed Records; thence Southeasterly at right angles 280 feet; thence Northeasterly at right angles 300 feet; thence Northwesterly at right angles 100 feet; thence Northeasterly at right angles 20 feet; thence Northeasterly at right angles 285 feet to the North line of Section 31; thence Easterly along said Section line to that property described in Volume 302, page 38, Deed Records of Klamath County, Oregon; thence South 29°02' West 418 feet; thence Easterly parallel to the North line of Section 31 to the East line of the NW1/4 NW1/4 of said Section; thence Southerly along the East line of the NW1/4 NW1/4 and SW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, to the point of beginning. EXCEPTING THEREFROM the following parcel deeded to Arthur V. Ellsworth and Etta D. Ellsworth, husband and wife in Volume 274, page 468, Deed Records of Klamath County, Oregon as follows: Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, to an iron pipe on the East line of U.S. Highway 97; thence Southerly on said line 1213 feet 7 inches to a point; thence Easterly 270 feet to point of beginning description of this piece of land; thence continuing Easterly at right angles to Highway 97 200 feet; thence Southerly parallel to Highway 97, 310 feet; thence Westerly at right angles to said Highway 200 feet; thence Northerly parallel to said Highway 310 feet to point of beginning.

PARCEL 2:

The SE1/4 NW1/4 and SW1/4 NE1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The NE1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, SAVING AND EXCEPTING that portion of said property lying within the following described property: Running East 944.08 feet from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, to an iron pin; thence East 243 feet to Main Street; thence East 60 feet to point of beginning of this description; thence Southwest 418 feet parallel with the Dalles-California Highway; thence East 418 feet; thence Northeast 522 1/2 feet; thence West 418 feet; thence Southwest 104 1/2 feet to the point of beginning.