



THIS SPACE RESER

2017-006101
Klamath County, Oregon
06/05/2017 10:53:00 AM
Fee: \$77.00

After recording return to:

Jerry Franklin Luis and Florence Luis

P. O. Box 672

Lemoore, CA 93245

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

Jerry Franklin Luis and Florence Luis

P. O. Box 672

Lemoore, CA 93245

File No. 140093AM

STATUTORY WARRANTY DEED

Lynn Arlene Weldon and LuAnne M. Bryant also known as LuAnne M. Bryant-Hoher, Successor Trustee of the William and Arlene Bryant Revocable Trust Dated February 24, 2006,

Grantor(s), hereby convey and warrant to

Jerry Franklin Luis and Florence Luis, as Tenants by the Entirety

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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 30th day of May, 2017.

The William and Arlene Bryant Revocable Trust

By: _____
LuAnne M. Bryant-Hoher, Successor Trustee

By: Lynn Arlene Weldon
Lynn Arlene Weldon, Successor Trustee

State of _____ } ss.
County of _____ }

On this _____ day of _____, 2017, before me, _____ a Notary Public in and for said state, personally appeared LuAnne M. Bryant-Hoher, Successor Trustee of the The William and Arlene Bryant Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

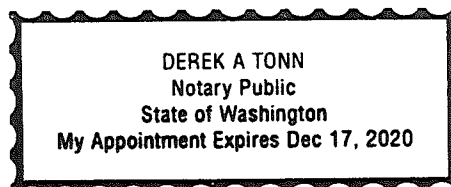
Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

State of WA } ss.
County of Benton }

On this 30th day of May, 2017, before me, Derek A. Tonn a Notary Public in and for said state, personally appeared Lynn Arlene Weldon, Successor Trustee of the The William and Arlene Bryant Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Derek A. Tonn
Notary Public for the State of WA »
Residing at: Benton County
Commission Expires: 12-17-20



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 30th day of May, 2017.

The William and Arlene Bryant Revocable Trust

By: L. Anne M. Bryant-Hoher, Successor Trustee
L. Anne M. Bryant-Hoher, Successor Trustee

By: _____
Lynn Arlene Weldon, Successor Trustee

State of _____ } ss.
County of _____ }

On this _____ day of _____, 2017, before me, _____ a Notary Public in and for said state, personally appeared Luanne M. Bryant-Hoher, Successor Trustee of the The William and Arlene Bryant Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

See Attached

State of _____ } ss.
County of _____ }

On this _____ day of _____, 2017, before me, _____ a Notary Public in and for said state, personally appeared Lynn Arlene Weldon, Successor Trustee of the The William and Arlene Bryant Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of LOS ANGELES)

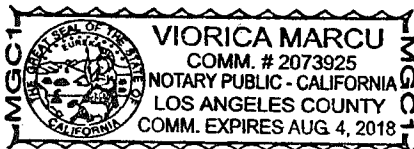
On MAY 30, 2017 before me, VIORICA MARCU a Notary Public
Date Here Insert Name and Title of the Officer

personally appeared LUANNE M. BRYANT AKA

Name(s) of Signer(s)

LUANNE M. BRYANT - HONOR

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Viorica Marcu
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED Document Date: 5/30/2017

Number of Pages: 2 Signer(s) Other Than Named Above: LYNN ARIENE WELDON

Capacity(ies) Claimed by Signer(s)

Signer's Name: LUANNE M. BRYANT

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: WILLIAM and ARIENE BRYANT REVOCABLE TRUST

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

EXHIBIT 'A'

File No. 140093AM

PARCEL 1:

A parcel of land situated in the N1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following three bearings and distances: North 89° 54' 30" West 348.71 feet, North 89° 54' 02" West 1300.46 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 30" East 554.07 feet to a 5/8" iron pin; thence South 784.40 feet to a 5/8" iron pin; thence South 89° 43' 16" West 554.07 feet; thence North 787.98 feet to the point of beginning.

PARCEL 2:

That portion of the N1/2 SE1/4 NW1/4 and the N1/2 SW1/4 NE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the center thread of Larson Creek.

PARCEL 3:

The N1/2 of the SE1/4 of the SE1/4 of Section 1, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The NE1/4 SW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom the Southern Pacific Railroad right of way.

PARCEL 5:

The N1/2 SW1/4 NW1/4 of Section 12, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

A parcel of land situated in the N1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following two bearings and distances; North 89° 54' 02" West 1097.61 feet; South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 202.85 feet to a point; thence South 89° 54' 30" East 348.71 feet to a point; thence South 787.98 feet to a point; thence South 89° 43' 16" West 551.58 feet to a 5/8" iron pin; thence North 791.58 feet to a point of beginning.

PARCEL 7:

A:

The NE1/4 SE1/4; the N1/2 NW1/4 SE1/4 and the N1/2 NE1/4 SW1/4 lying Easterly of the centerline of Larson Creek in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the NW1/4 SW1/4 Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

B:

The SW1/4 NW1/4; the W1/2 SE1/4 NW1/4 and the S1/2 SW1/4 NW1/4 NW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

C:

The E1/2 SE1/4 NE1/4; the S1/2 SE1/4 NE1/4 NE1/4 and the E1/2 N1/2 NE1/4 SE1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion lying within the Southern Pacific Railroad right of way.

D:

The E1/2 SE1/4 SE1/4 Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the N1/2 SE1/4 NE1/4 NE1/4 and the NE1/4 NE1/4 NE1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

E:

The W1/2 SW1/4 SW1/4 Section 12, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND the N1/2 W1/2 NW1/4 NW1/4 and the N1/2 S1/2 W1/2 NW1/4 NW1/4 of Section 13, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

F:

A parcel of land situated in the NE1/4 of Section 14 and the SE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the W1/2 NE1/4 NE1/4 of said Section 14, from which the Southwest corner of the NE1/4 NW1/4 of said Section 14 bears the following three bearings and distances:

North 89° 54' 30" West, 1980.06 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning, North 01° 53' 14" West along the East line of W1/2 NE1/4 NE1/4 of the said Section 14, 917.91 feet to a 5/8" iron pin; thence North 00° 45' 54" West along the East line of the W1/2 NE1/4 SE1/4 of said Section 11, 1323.26 feet to a 5/8" iron pin marking the Northeast corner of the said W1/2 SE1/4 SE1/4 of said Section 11; thence North 89° 29' 28" West along the North line of the said W1/2 SE1/4 SE1/4 394.00 feet to a point; thence South 01° 13' 22" East 2243.93 feet; thence South 89° 54' 30" East, 394.00 feet to the point of beginning.

G:

A parcel of land situated in Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears the following three bearing and distances; North 89° 54' 30" West, 902.78 feet; North 89° 54' 02" West, 1300.46 feet; South 00° 10' 16" West, 391.19 feet; thence from said point of beginning South 1573.20 feet to a 5/8" iron pin; thence South 89° 16' 54" East 1129.61 feet to a 5/8" iron pin on the East line of the W1/2 SE1/4 NE1/4 of said Section 14; thence North 01° 52' 14" West along the East line of the W1/2 SE1/4 NE1/4 and W1/2 NE1/4 NE1/4 of said Section 14, 1586.50 feet to a 5/8" iron pin; thence North 89° 54' 30" West, 1077.27 feet to the point of beginning.

PARCEL 8:

The SE1/4 of the NE1/4 of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.