

Returned at Counter

GRANTOR
Cascadia Ranch and Stables, LLC, An Oregon Limited Liability Company

GRANTEE
Lynan Lea Baghott and Timothy Kent Salmon
4615 Reeder Rd.
Klamath Falls, OR 97603

2017-007051
Klamath County, Oregon



00205873201700070510020023

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

06/27/2017 03:03:25 PM

Fee: \$47.00

KNOW ALL MEN BY THESE PRESENTS, That Cascadia Ranch and Stables, LLC, An Oregon Limited Liability Company, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lynan Lea Baghott and Timothy Kent Salmon, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit A

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

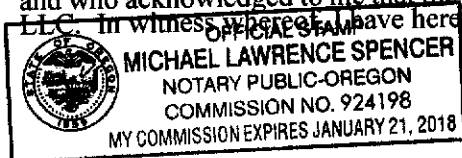
In Witness Whereof, the undersigned grantors, have executed this instrument this 22nd day of June, 2017.

Lynan Lea Baghott, Member
Cascadia Ranch and Stables, LLC, An Oregon Limited Liability Company

Timothy Kent Salmon, Member
Cascadia Ranch and Stables, LLC, An Oregon Limited Liability Company

Elizabeth Jane Baghott, Member

BE IT REMEMBERED that on this 22nd day of June, 2017, personally appeared before me Lynan Lea Baghott and Timothy Kent Salmon, who is known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily on behalf of Cascadia Ranch and Stables, LLC. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.



Notary public for Oregon
My commission expires: 1-21-2018

BE IT REMEMBERED that on this 22nd day of June, 2017, personally appeared before me Elizabeth Jane Baghott, who is known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that she executed the same freely and voluntarily on behalf of Cascadia Ranch and Stables, LLC. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.

Notary public for US Bank
My commission expires: July 14, 2018

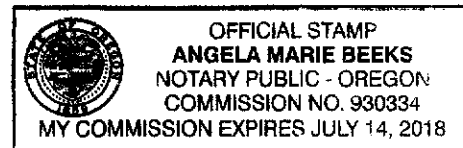


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situate in the NW1/4 of the NE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of the NW1/4 of the NE1/4 of Section 17, which said point intersects with the Easterly right of way line of Reeder Road; thence South along said Easterly right of way line of Reeder Road, 330 feet; thence East 660 feet; thence North 330 feet more or less to the North line of said NW1/4 of the NE1/4, thence West along said North line 660 feet more or less to the point of beginning.

PARCEL 2:

NW1/4 NE1/4 lying Northeasterly of the O.C. & E. Railway Company right of way and East of Reeder Road, Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situate in the NW1/4 of the NE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of the NW1/4 of the NE1/4 of Section 17, which said point intersects with the Easterly right of way line of Reeder Road; thence South along said Easterly right of way line of Reeder Road, 330 feet; thence East 660 feet; thence North 330 feet more or less to the North line of said NW1/4 of the NE1/4, thence West along said North line 660 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 23rd day
of Sept A.D., 19 98 at 11:24 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 34849

FEE \$35.00

By Bernice G. Letsch, County Clerk
Kathleen Brown