

Returned at Counter

2017-010494

Klamath County, Oregon

After recording return to: MAIL TAX STATEMENTS  
Frederick J. Vertel Fred Vertel  
P.O. Box 465 P.O. Box 465  
Chiloquin, OR 97624 Chiloquin, OR 97624



09/15/2017 02:59:01 PM

Fee: \$42.00

Grantor: Timberlake Railroad LLC  
36730 S. Chiloquin Rd.  
Chiloquin, OR 97624  
Grantee: Frederick J. Vertel  
P.O. Box 465  
Chiloquin, or 97624

- WARRANTY DEED -

Timberlake Railroad, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Frederick J. Vertel, trustee of the Frederick J. Vertel Family Trust Restated 12/18/2013, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Sixteen acres, in Lot 26, Section 5, Township 35 South, Range 7 East, of the Willamette Meridian, excepting the Northwest corner, more particularly described as follows: BEGINNING at the Northwest corner of said Government Lot 26; thence East 834.8 feet; thence South, parallel to the West line of said lot 208.7 feet; thence West parallel to the North line of said lot 834.8 feet, to a point on the West line of said lot; thence North on said West line 208.7 feet, to the point of beginning.

Tax Account No. 3507-00500-01200-000

SUBJECT TO AND EXCEPTING: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this transfer is \$100,000.00

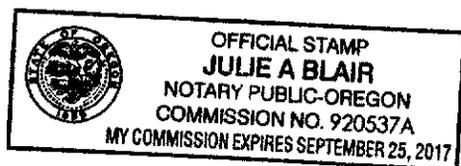
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 AND 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 ONCE 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 30<sup>th</sup> day of September 2016.

TIMBERLAKE RAILROAD, LLC  
By Thomas Vertel  
Thomas Vertel, Manager

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on September 30, 2016 by Thomas Vertel as Manager of Timberlake Railroad LLC.



Julie A Blair  
Notary Public for Oregon  
My Commission expires: 9/25/2017