

2017-010940

Klamath County, Oregon



00210686201700109400040043

09/27/2017 10:04:03 AM

Fee: \$57.00

GRANTOR NAMES AND ADDRESSES

BERNIECE L. ETCHEVERS, Trustee of the
Etchevers Family Trust Dated July 30, 2009
29270 Doak Road
Chiloquin, Oregon 97624

GRANTEE NAME AND ADDRESS

BERNIECE ETCHEVERS, Trustee of the
Etchevers Irrevocable Family Trust
29270 Doak Road
Chiloquin, Oregon 97624

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED, SENT

TAX STATEMENTS TO

Unchanged

WARRANTY DEED - STATUTORY FORM

BERNIECE L. ETCHEVERS, Surviving Trustee of the Etchevers Family Trust uad 7-30-2009, GRANTOR, conveys and warrants to BERNIECE ETCHEVERS, Trustee of the Etchevers Irrevocable Family Trust, GRANTEE, an undivided one half interest in that certain real property located in Klamath County, State of Oregon, legally described as follows, to-wit:

SEE ATTACHED EXHIBIT A-1 AND A-2

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised which is distribution from out of the trust.

"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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

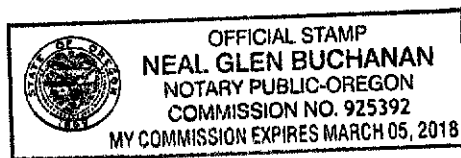
DATED this 27 day of September, 2017.

Berniece L. Etchevers

**BERNIECE L. ETCHEVERS, Trustee of the
Etchevers Family Trust uad 7-30-2009**

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 27 day of September, 2017, by **BERNIECE L. ETCHEVERS, Trustee.**



Neal S. Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-5-18

EXHIBIT A -1

North one-half of Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, containing 10 acres, more or less, subject to easement for public road on West 30 feet of said tract.

LESS AND EXCEPT: A parcel of and situated in the North one-half of Lot 20, Section 6, Township 35 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 ½" iron rod on the Easterly line of said Lot 20, from which the South one-quarter section corner to said Section 6 bears South 53°12'51" West 1684.73 feet; thence South 89°27'57" West 1119.95 feet, along the Southerly line of the North one-half of Lot 20, to a ½" iron rod; thence North 01°41'17" East 100.00 feet to a ½" iron rod; thence North 89°27'57" East 400.00 feet to a ½" iron rod; thence South 01°41'17" West 75.00 feet to a ½" iron rod; thence North 89°27'57" East 457.73 feet to a ½" iron rod; thence North 01°40'33" East 307.26 feet to a ½" iron rod on the Northerly line of Lot 20; thence North 89°28'11" East 262.22 feet, along the Northerly line of Lot 20, to a ½" iron rod on the Easterly line of Lot 20; thence South 01°40'33" West 332.24 feet along the Easterly line of Lot 20 to the point of beginning.

ALSO LESS AND EXCEPT: The South 100 feet of the West 200 feet of the North half of Government Lot 20 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPTING a 30 foot roadway along the West boundary thereof, in Klamath County, Oregon.

ALSO LESS AND EXCEPT: A parcel of land, containing 0.79 acres, more or less, situated in Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a ½" iron rod from which the one-quarter corner common to Sections 6 and 7 bears South 29°50'36" West, 1270.60 feet; thence South 01°41'17" West, 75.00 feet to a ½" iron rod; thence North 89°27'57" East, 457.73 feet to a ½" iron rod; thence North 01°40'33" East 75.00 feet; thence South 89°27'57" West 457.71 feet to the point of beginning. B.C.

EXHIBIT A-2

PARCEL ONE (29270 Doak Road, Chiloquin, Oregon):

Government Lots 17, 18, 23, 24, 25, 26, 31 and 32 in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL TWO (Property ID Nos. R321636; R321645; R321663; R321976; R322047):

Parcel 1:

That portion of the North 200 feet of Government Lot 9 (as measured along the East line of Government Lot 9) lying Northeasterly of the Old Dalles-California Highway in Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Government Lots 1, 2, 7 and 8 of Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

That part of Government Lot 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Government Lot 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon; thence North along the West line of said Lot 12, 361.5 feet; thence East 361.5 feet; thence South 361.5 feet; thence West along the South line of said Lot 12, 361.5 feet to the place of beginning.

Parcel 4:

Government Lots 3, 4, 5, 6, 11 and 12, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, less the 3-acre parcel described as Parcel 3 hereinabove.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lots 3, 6 and 11 of Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of said Government Lots 3, 6 and 11 of Section 4 lying East of the following described line:

Beginning at a point on the North line of said Government Lot 3, from which the Northwest corner of said Section 4 bears North 89°37'01" West 1649.03 feet; thence South 09°21'04" East 2344 feet, more or less, to a point on the South line of said Government Lot 11, with bearings based on record of Survey #5006 on file at the office of the Klamath County Surveyor.