

2017-007349

Klamath County, Oregon



00206209201700073490020024

06/30/2017 12:58:28 PM

Fee: \$47.00

**WHEN RECORDED MAIL TO:**

Garry A. Renicker  
30145 O'Neil Drive  
Klamath Falls, OR 97601

**UNTIL A CHANGE IS REQUESTED,  
SEND TAX NOTICES TO:**

Garry A. Renicker  
30145 O'Neil Drive  
Klamath Falls, OR 97601

2017-012717

Klamath County, Oregon



00212811201700127170050053

11/03/2017 02:50:44 PM

Fee: \$62.00

STATUTORY AFFIANT AND CLAIMING SUCCESSOR'S DEED 2017-007349

*RE-RECORDED TO CORRECT LEGAL DESCRIPTION AS PREVIOUSLY RECORDED*  
Pamela Eggleston, Affiant and Claiming Successor as defined in ORS 114.505 et seq,

Grantor, conveys to Garry A. Renicker, Grantee, the following described real property:

**Parcel 1:**

TWP 36 Rnge 6, Block Sec 10, Tract por NW4SW4, Acres 1.15  
Map: R-3606-010CB-00300-000

*SEE ATTACHMENT "A"*

**Parcel 2:**

TWP 36 Rnge 6, Block Sec 10, Tract Por NW4SW4, Acres 0.20  
Map: R-3606-010CB00600-000

*SEE ATTACHMENT "B"*

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,

STATUTORY AFFIANT AND CLAIMING SUCCESSOR'S DEED - Page 1 of 2

*CONSIDERATION - 8,000.00*

*\* AT THE REQUEST OF  
GARRY A. RENICKER*

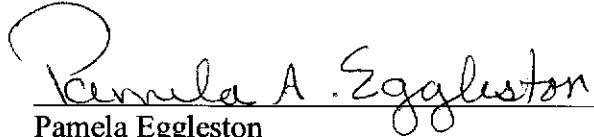
*Red conveys  
Returned at Counter  
Garry Renicker*

*62-*

OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,  
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

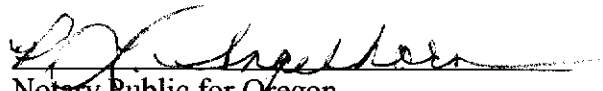
— The true consideration for this conveyance is \$8,000.

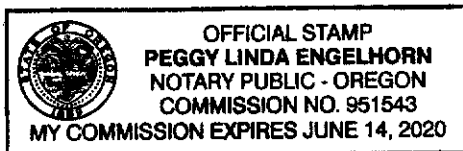
DATED this 30th day of June, 2017.

  
Pamela Eggleston

STATE OF OREGON            )  
  ) ss.  
County of Jackson         )

This instrument was acknowledged before me this 30th day of June, 2017, by Pamela Eggleston, the Affiant and Claiming Successor to Arthur Eggleston, Grantor.

  
Notary Public for Oregon  
My Commission Expires: 06-14-2020



JAN 6 2 25 PM 1970 37780

73  
PAGE 10A

WARRANTY DEED

\*\*\*\*\*

ATTACHMENT  
A

KNOW ALL MEN BY THESE PRESENTS, that FRONTIER GUEST RANCH, an Oregon Corporation, in consideration of the sum hereinafter mentioned, to it paid by ARTHUR EGGLESTON, a single man, has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said ARTHUR EGGLESTON, his heirs and assigns, all of the following described and bounded real property situated in the County of Klamath and State of Oregon:

Parcel of land situated in Section 10, Twp. 36, Range 6 E.W.M., described as follows:

Beginning at the Southwest corner of Lot 36, Tract A, FRONTIER TRACTS; thence North 89°17' East 680.5 feet to a point; thence South 00°21' West 165 feet, more or less, to the Northerly bank of Pitt Creek; thence Southwesterly along the Northerly bank of Pitt Creek to a point which bears South 00°09' West of the point of beginning; thence North 00°09' East 232.3 feet to the point of beginning.

300

SUBJECT TO: The reservation that no commercial enterprise or enterprises shall be operated on the above-described real property, and subject to taxes for the fiscal year 1969-70.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all its estate, right, title and interest therein and thereto.

TO HAVE AND TO HOLD, the above-described and granted premises unto the said ARTHUR EGGLESTON, his heirs and assigns forever. And the said FRONTIER GUEST RANCH, grantor above named, does covenant to and with ARTHUR EGGLESTON, grantee above named, his heirs and assigns, that it, FRONTIER GUEST RANCH, is lawfully seized in fee simple of the above-granted premises and that the above-granted premises are, free and clear from all encumbrances except as hereinabove set forth, and that it will, and its successors shall, warrant and defend the same and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except those hereinabove stated.

The true and actual consideration for this transfer, stated in terms of Dollars, is the sum of One Thousand and no/100 Dollars.

(\$1,000.00).

IN WITNESS WHEREOF, FRONTIER GUEST RANCH, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary and its corporate seal to be hereunto affixed this 15 day of December, 1969.


FRONTIER GUEST RANCH

By Harold J. Fish  
President

By C. O. Carlstrom  
Secretary

STATE OF NEVADA }  
County of Churchill } ss.


PERSONALLY appeared HAROLD J. FISH, who being first duly sworn, did say that he is the President of FRONTIER GUEST RANCH and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument to be its voluntary act and deed.

 ROBERT O. LERCHE  
Notary Public - State of Nevada  
Churchill County  
My Commission Expires June 17, 1970

Robert O. Lerche  
Notary Public for Nevada  
My Commission Expires:

STATE OF NEVADA }  
County of Ormsby } ss.

PERSONALLY appeared C. O. CARLSTROM, who being first duly sworn, did say that he is the Secretary of FRONTIER GUEST RANCH and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument to be its voluntary act and deed.

 C. H. HUTTMAN  
NOTARY PUBLIC - NEVADA  
ORMSBY COUNTY  
My Commission Expires Dec. 17, 1971

C. H. Huttman  
Notary Public for Nevada  
My Commission Expires:

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Frontier Guest Ranch  
this 6th day of January A.D. 19 70 at 2:29 o'clock P. M., and duly recorded in  
Vol. M-70 of Deeds on Page 73

Fee \$ 3.00

WM. D. MUMFORD, County Clerk

By Wm. D. Mumford

R-3606-10CB-600

ATTACHMENT  
B

F.T.L.P.O.

T36S R06E WM

Sec 10:

Beg at the SW cor / Lot 36 TRACT "A" FRONTIER TRACTS;

th S  $0^{\circ}09'W$  89' to the True POB;

th N  $60^{\circ}E$  177' to the S/L sd TRACT "A" FRONTIER TRACTS;

th N  $89^{\circ}17'E$  alg sd S/L to a pt S  $89^{\circ}17'W$  203' fm the SE cor  
Lot 39 sd TRACT "A";

th S  $60^{\circ}W$  261' to the E/L POR TRACTS B & C FRONTIER TRACTS;

th N  $0^{\circ}09'E$  to the True POB.