

199284AM

RECORDING REQUESTED BY:

Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Jerald E. Gale

GRANTEE'S NAME:

McKenzie Land and Timber, LLC

AFTER RECORDING RETURN TO:

Order No.: WT0147918-DMS
McKenzie Land and Timber, LLC, an Oregon limited liability
company
PO Box 817
Pleasant Hill, OR 97455

SEND TAX STATEMENTS TO:

McKenzie Land and Timber, LLC
PO Box 817
Pleasant Hill, OR 97455

APN: R158475

Map: R-2508-00400-01900-000

2017-012959

Klamath County, Oregon

11/09/2017 03:18:01 PM

Fee: \$57.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jerald E. Gale, Grantor,

conveys and warrants to

McKenzie Land and Timber, LLC, an Oregon limited liability company, Grantee,

the following described real property, free and clear of encumbrances except as specifically set forth below,
situated in the County of Klamath, State of Oregon:

NE1/4 of the SW1/4, N1/2 of the SE1/4, and SW1/4 of the SE1/4 of Section 4, Township 25 South, Range 8
East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY-THREE
THOUSAND AND NO/100 DOLLARS (\$153,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/13/2017


Jerald E. Gale

State of CALIFORNIA

County of _____

This instrument was acknowledged before me on _____ by Jerald E. Gale.

Notary Public - State of Oregon

My Commission Expires: _____

see attached

ACKNOWLEDGMENT

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 11/3/2017 before me, PETER O. JETT, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JERALD E. GALE,
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 P. O. Jett (Seal)

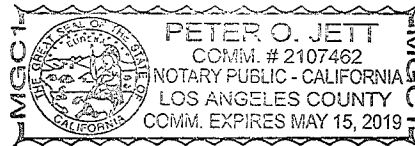


EXHIBIT "A"
Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.

Reservation of Oil, gas, minerals, or other resources, including the terms and provisions contained therein, in deed from Klamath Lumber & Box Company, Inc.

Recorded: May 4, 1965

Volume: 361, page 237

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Amended by instrument,

Recorded: June 14, 1965

Volume: 362, page 281