



THIS SPACE RESERVED FOR

2017-014562  
Klamath County, Oregon  
12/22/2017 01:33:00 PM  
Fee: \$52.00

After recording return to:

Ronald R. White and Carolann White

PO Box 93

Sprague River, OR 97639

Until a change is requested all tax statements shall be sent to the following address:

Ronald R. White and Carolann White

PO Box 93

Sprague River, OR 97639

File No. 198001AM

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### STATUTORY WARRANTY DEED

**Ronald George Tracy, Sole Trustee of the Invest West Trust, II, U/A DTA June 7, 1996, an estate in fee simple,**

Grantor(s), hereby convey and warrant to

**Ronald R. White and Carolann White, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**"See attached Exhibit A"**

The true and actual consideration for this conveyance is \$160,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, 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 1 day of December, 2017.

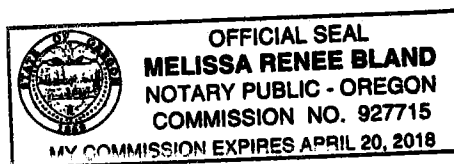
The Invest West Trust, II, U/A DTA June 7, 1996

By: Ronald George Tracy  
Ronald George Tracy, Sole Trustee

State of Oregon } ss  
County of Clatsop }

On this 1 day of December, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Ronald George Tracy, Sole Trustee of The Invest West Trust, II, U/A DTA June 7, 1996, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa R Bland  
Notary Public for the State of Oregon  
Residing at: Clatsop County  
Commission Expires: April 20, 2018



## EXHIBIT "A"

### Parcel 1:

a parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 NE1/4 of said Section 3, said point being marked by an "X" on a rock; thence South 89°49' East along the North line of the SW1/4 NE1/4 of said Section 3, a distance of 596.42 feet to the Easterly line of the County Road; thence South 42°29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35°54' West along the Easterly line of the County Road a distance of 338.60 feet to an iron pin marking the true point of beginning of this description; thence South 35°54' West along the Easterly line of the County Road a distance of 76.00 feet to an iron pin; thence South 45°19' East a distance of 101.19 feet to an iron pin; thence North 35°54' East a distance of 91.45 feet to an iron pin; thence North 54°06' West a distance of 100.00 feet to the true point of beginning of this description.

### Parcel 2:

A parcel of land situated in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 NE1/4 of said Section 3, said point being marked by an "X" on a rock; thence South 89°49' East along the North line of the SW1/4 NE1/4 of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42°29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35°54' West along the Easterly line of the County Road a distance of 414.60 feet to an iron pin marking the true point of beginning of this description; thence South 53°28' West along the Easterly line of the County Road a distance of 71.17 feet to an iron pin; thence South 36°32' East a distance of 100.00 feet to an iron pin; thence North 53°28' East a distance of 86.62 feet to an iron pin; thence North 45°19' West a distance of 101.19 feet to the true point of beginning of this description.

### Parcel 3:

A tract of land situated in the SW1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as shown on Lot Line Adjustment 26-94, more particularly described as follows:

Beginning at a point, shown on record of Survey No. 932 as the most Easterly corner of Lot 7, from which the C-N 1/16 corner of said Section 3, as computed from said record of Survey No. 932, bears North 45°19' West 101.19 feet and North 40°19' 52" West 492.53 feet; thence South 53°28' West 86.62 feet to the most Southerly corner of said Lot 7; thence South 60°36' 05" East 24.07 feet; thence North 37°30' 09" East 79.88 feet to the point of beginning.