

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

2018-001903

Klamath County, Oregon

02/16/2018 02:15:01 PM

Fee: \$57.00

GRANTOR'S NAME:

The Thornley Revocable Living Trust

GRANTEE'S NAME:

June Ladd

AFTER RECORDING RETURN TO:

Order No.: 871800151-VG

June Ladd
4024 Estate Drive
Vacaville, CA 95688

SEND TAX STATEMENTS TO:

June Ladd
4024 Estate Drive
Vacaville, CA 95688

31010 Modoc Point Road, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

National Mitigation Services, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **June Ladd**, 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:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-NINE THOUSAND AND NO/100 DOLLARS (\$69,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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 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.

Return to AmeriTitle 216385AM

STATUTORY WARRANTY DEED

(continued)

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

Dated: 2.16.18

National Mitigation Services, LLC

BY: [Signature]
Mark Bordcosh
Member

State of Oregon
County of Clackamas

This instrument was acknowledged before me on 2.16.18 by

Mark Bordcosh as member of
National Mitigation Services LLC on its behalf.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11/6/2020

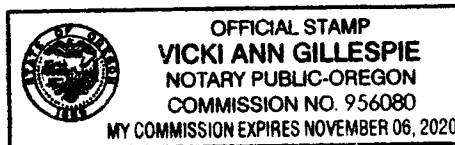


EXHIBIT "B"

Exceptions

Subject to:

Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the Modoc Point Irrigation District.

The provisions contained in deed
Recorded: October 29, 1956
Instrument No: Volume 287, Page 482
As follows: see deed for the provisions.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded October 27, 1961
Instrument No: Volume 333, Page 329

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being all that portion of Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the United States Bureau of Indian Affairs Irrigation Canal and lying West of Highway No. 427, EXCEPTING THEREFROM that portion more particularly described as follows:

Beginning at the Southwest corner of above mentioned Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, which point is marked with a 1/2" iron pipe; thence North 89° 26' East along the South boundary of said Lot 21 a distance of 924.1 feet to the true point of beginning; thence continuing North 89° 26' East along said boundary 363.0 feet to the Westerly right of way boundary of Oregon State Highway No. 427; thence North 12° 06' West along said right of way boundary a distance of 360.0 feet; thence South 89° 26' West 363.0 feet; thence South 12° 06' East 360.0 feet, more or less, to the true point of beginning.