

61210

2018-002256

Klamath County, Oregon

02/28/2018 10:28:01 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS:
Geneva A. Smith, Trustee

GRANTEE NAME AND ADDRESS:
Henry C.G. Cheyne and
Cherie Jean Cheyne
9961 E. Langell Valley Rd.
Bonanza, OR 97623

AFTER RECORDING RETURN TO:
Henry C.G. & Cherie Jean Cheyne
9961 E. Langell Valley Rd
Bonanza, OR 97623

SEND TAX STATEMENTS TO:
Grantee

SPECIAL WARRANTY DEED

GENEVA A. SMITH, TRUSTEE OF THE GENEVA A. SMITH REVOCABLE LIVING TRUST DATED DECEMBER 21, 1999 (AS SUBSEQUENTLY AMENDED JUNE 27, 2003), Grantor, conveys and specially warrants to HENRY C. G. CHEYNE and CHERIE JEAN CHEYNE, Husband and Wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

See the attached Exhibit A, Legal Description, incorporated herein by reference as if fully set forth.

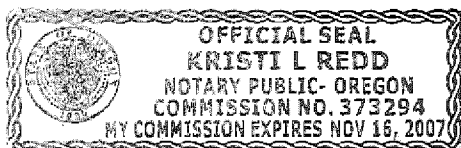
SUBJECT TO contracts and/or liens for irrigation and/or drainage and fire protection, restrictions, easements, restrictions and rights-of-way of records, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$700,000.00, which is in fulfillment of a certain Land Sale Contract.

DATED this 24th day of November, 2004.



Geneva A. Smith Revocable Living Trust dated December 21, 1999 (as subsequently amended June 27, 2003)

By Geneva A. Smith Trustee
GENEVA A. SMITH, Trustee

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named Geneva A. Smith and acknowledged the foregoing instrument to be her voluntary act(s) and deed(s).

Before me this 24th day of November, 2004.

Kristi L. Redd
NOTARY PUBLIC FOR OREGON

EXHIBIT "A"
LEGAL DESCRIPTION

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 NW1/4 of Section 1 and Parcel 2 of Land Partition 17-04, said Land Partition being a replat of a portion of Parcel 1 of Minor Partition 18-86, situated in the N1/2 of Section 1, Township 40 South, Range 13 East, of the Willamette Meridian, Klamath County, Oregon

EXCEPTING THEREFROM those portions thereof conveyed to The United States of America for the Bussy Lateral, the Lorella Drain and the Campbell Drain by deed recorded July 8, 1924 in Volume 64, page 299, Deed Records of Klamath County, Oregon and by deed recorded June 13, 1927 in Volume 75, page 552, Deed Records of Klamath County, Oregon

AND EXCEPTING THEREFROM that portion of the N1/2 NW1/4 lying within the boundaries of East Langell Valley Road 1211.

Section 2: The NE1/4

EXCEPTING THEREFROM those portions thereof conveyed to The United States of America for the L-2 Lateral and the L-2-A Lateral by deed recorded February 16, 1926 in Volume 69, page 292, Deed Records of Klamath County, Oregon

AND EXCEPTING THEREFROM those portions thereof conveyed to The United States of America for the Lorella Drain by deed recorded May 15, 1926 in Volume 69, page 556, Deed Records of Klamath County, Oregon.

AND FURTHER EXCEPTING THEREFROM those portions thereof lying within the boundaries of East Langell Valley County Road 1211 and Walker Road No. 1225.