



GRANTOR
Robert J. Sanders and June Sanders, 228379 AM
Trustees Under the Sanders Trust dated February 25, 2011

2018-005129

Klamath County, Oregon

04/26/2018 09:53:01 AM

Fee: \$47.00

GRANTEE
Garrett J. Duncan and Cameron M. Duncan
23121 Sprague River Road
Sprague River, OR 97639

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Robert J. Sanders and June Sanders, Trustees in Trust Under the Sanders Trust dated February 25, 2011, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Garrett J. Duncan and Cameron M. Duncan, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

*as tenants by the entirety

RESERVING UNTO GRANTORS, their heirs and assigns, a non-exclusive easement, which shall be appurtenant to and for the benefit of the property of Grantors described below, for ingress, egress and utility placement 30 feet in width beginning at the easterly point where the property being conveyed to Grantee intersects with Sprague River Road, then proceeding northerly along the property line to the point the property line turns east, then easterly to the Grantors' property described as:

The E1/2 of the NE 1/4 of Section 29 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$410,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 24 day of April, 2018.

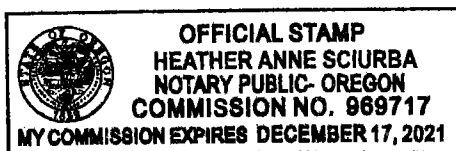
Robert J. Sanders, TTE
Robert J. Sanders, Trustee

June Sanders, TTE
June Sanders, Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Robert J. Sanders and June Sanders, Trustees Under the Sanders Trust dated February 25, 2011 and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me:

Notary Public for Oregon

[Handwritten signature]

EXHIBIT "A"

PARCEL 1

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29:
W1/2 NE1/4

PARCEL 2

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29:
N1/2 NW1/4

PARCEL 3

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29:
The West 990 feet of the SW1/4 NW1/4 lying North of Sprague River Highway

PARCEL 4

That part of the E1/2 of the NE1/4 of NW1/4 of SW1/4 that lays North of Sprague River Highway and that part of W1/2 of W1/2 of NE1/4 of SW1/4 that lays North of Sprague River Highway and E1/2 of E1/2 of SW1/4 of NW1/4 and W1/2 of W1/2 of SE1/4 of NW1/4, Section 29, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29:
The East 990 feet of the SE1/4 NW1/4 and that portion of the East 990 feet of the SW1/4 lying North of Sprague River Highway.