

2018-006094

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00222500201800060940020029

05/18/2018 09:03:23 AM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Steven D. & Irene Shocker
1601 Dry Creek Road
Eagle Point, OR 97524

GRANTEE'S NAME AND ADDRESS:

Rail Splitter Revocable Investment Trust
c/o P.O. Box 989
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Rail Splitter Revocable Investment Trust
c/o P.O. Box 989
Chiloquin, OR 97624

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Steven D. Shockey and Irene Shockey, husband and wife, as to an undivided 1/2 interest, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Rail Splitter Revocable Investment Trust, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The S1/2NW1/4SW1/4, Section 35, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Property ID No.: R206850

Map Tax Lot No.: R-3408-03500-01000-000

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with 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 on the land, and that grantor will warrant and forever defend the premises and every part and 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 \$7,000.000.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of May, 2018; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors. .

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Steven D. Shockey
Steven D. Shockey

Irene Shockey
Irene Shockey

Jackson
STATE OF OREGON; County of ~~Klamath~~) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14 day of May, 2018, by Steven D. Shockey.



Michelle Marie Simi
NOTARY PUBLIC FOR OREGON
My Commission expires:

Jackson
STATE OF OREGON; County of ~~Klamath~~) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14 day of May, 2018, by Irene Shockey.



Michelle Marie Simi
NOTARY PUBLIC FOR OREGON
My Commission expires: