

2018-006283

Klamath County, Oregon



00222724201800062830050058

05/22/2018 03:25:19 PM

Fee: \$62.00

AFTER RECORDING RETURN TO:

Keno Park Trust #1 c/o
 Attorney James L Buchal
 PO Box 18852, Spokane, Wa. 99205

GRANTOR/GRANTEE TAX STATEMENTS TO:

1501 Sportsmans Paradise BV M40
 1501 1/2 N. Klamath Falls, OR 97601

COVER SHEET

TRANSACTION TITLE: RERECORDING OF CORRECTION TO LEGAL DESCRIPTION ERROR OF
 RECORD IN THE ORIGINAL WARRANTY DEED IN M 94, PAGES 556 and 557

PERSON REQUESTING THE RERECORDING: Keno Park Trust #1, RL Peterson agent for Trustee
 of Keno Park Trust #1

GRANTOR INFORMATION: JOHN BATZER Grantor /Seller c/o PO Box 1974 Klamath Or. 97601

GRANTEE INFORMATION: KENO PARK TRUST #1, BUYER John BOYER TRUSTEE Box 4460.Or. 97601

TRUE CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration

LOCATION WHERE THE ORIGINAL DEED WAS RECORDED: KLAMATH COUNTY, Oregon in Real
 Property Warranty Deed records Instrument # 74047 Volume M 94, Pages 556 and 557.

THE SPECIFIC ERROR CORRECTED BY THE RERECORDING: In the original Warranty Deed within the
 property legal description, Tax Lot 1700, R 4007-00180-01700-000 its real property legal description was
 included, in error as part of the total real property legally described within the Deed in addition to the legal
 description (and correct) of Tax Lot 1800 as R 4007-00180-01800-000 which is the only correct real property that
 should be legally described within the Deed. TAX Lot 1700 was purchased by Keno Park Trust 2 in a recorded Deed corrected.

ATTACHMENTS:

To Record **THE CERTIFIED COPY** ^{of the ORIG DEED} ~~(to be provided by Recording Clerk - certified fee enclosed)~~ of Original Deed
 to be RERECORDED located in M94, PAGES 556 and 557, Recording Number 74047 Warranty Deed
To Record **ATTACHMENT ALTERED CORRECTION** OF COPY OF ORIGINAL DEED CORRECTIONS RERECORDING
LEGAL DESCRIPTION (2) and CORRECTION ATTACHMENT showing required omit/remove correction

UNALTERED COPY OF THE ORIGINAL DEED ATTACHED

To Record **NEW FIRST PAGE TO INSTRUMENT "RERECORDED AFFIXED CERTIFICATE"** REQUIRED ORS 204.244
To Record **TITLE COVER PAGE**

Money enclosed: Certified Copy of Original Deed \$ 7.75 incl first 2 pgs, loc & cert chg. = \$ 7.75 cert copy

Request to Fax recorded docs same day as recording and before mailing to 509-467-4377

1st fax page at \$ 3.75 plus \$ 1.00 ea pg (3.00) = \$ 6.75 faxed recorded pgs

1st page RERECORD at \$42.00 plus 2 pages at \$10.00 = \$ 52.00 Rerecord deed fee

Misc. extra monies paid to be refunded in case \$ 3.50 extra

Total Enclosed \$ 70.00

REQUEST for recorded Documents to be Faxed Page

SELF ADDRESSED 2 RETURN ENVELOPES FOR MAILING RECORDED DOCUMENTS BACK to party requesting
 REQUESTING CONTACT NUMBERS AND RETURN MAIL ADDRESS DOCS INFO PAGE

ORIGINAL

74047

01-05-94P04:00 RCVD

Tax statements are to be mailed to:

Pit: 5275 AUBURN AVE
LAS VEGAS, NV 89108

Vol. 194 Page 556

WARRANTY DEED

THE GRANITOR, John Batzer, County of Klamath, State of Oregon, for and in consideration of Ten Dollars and other good and valuable consideration conveys, grants, bargains, sells, confirms, and Warranties a 50% undivided interest in common unto Keno Park Trust #1 - 553-64-6609, John Boyer, trustee under the provisions of a Trust Agreement dated 12-16-93 known as Keno Park Trust #1 the following described real estate in the County of Klamath, State of Oregon:

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning 254.4 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 620 feet to the South side of the Ashland-Klamath Falls State Highway; thence South 75 degrees 45' West, 200 feet; thence North 70 degrees 18' West, 200 feet; thence North 45 degrees 45' West, 200 feet; thence North 8 degrees 45' West, 400 feet; thence North 45 degrees West, 75 feet along the said State Highway; thence South 112.6 feet; thence East 630.8 feet to the place of beginning.

A parcel of land situated in the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point 600 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 779 feet to the South side of Ashland-Klamath Falls Highway; thence South 58 degrees West 300 feet; thence South 620 feet; thence East 254.4 feet to the place of beginning.

ALSO
Beginning at a point 400 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 900 feet to the South side of Ashland-Klamath Falls Highway; thence South 58 degrees 45' West 233 feet; thence South 779 feet; thence East 200 feet to the place of beginning.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Trustee shall take title subject to any liens, encumbrances, restrictions, easements, leases, options, and covenants of record.

TO HAVE AND TO HOLD the said premises in fee simple forever, with the appurtenances attached thereto upon the trusts and for the uses and purposes herein and in said Trust agreement set forth including but not limited to estate planning purposes.

Full power and authority granted to said trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in praesenti or in futuro, and upon any terms and for any period of periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, for release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.



State of Oregon

County of Klamath

I hereby certify that instrument #1994-000556, recorded on 1/1/1994, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: March 19th, 2018

RmLong
Rochelle Long

SUCCESSOR TRUSTEES: In the event of the death, disappearance, incapacity of the Trustee title holder name herein, or because of his unwillingness to do the bidding of the Beneficiaries of the above cited trust, Jack Wong is hereby named as first Successor Trustee and Jeff Breitbarth as Second Successor Trustee.

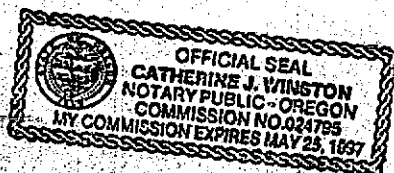
In no case shall any party dealing with said trustee in relation to said premises, to whom said premises or any party thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of the delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease mortgage or other instrument.

The interests of each & every beneficiary hereunder and of all persons claiming under them or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interests are hereby declared to be personal property. No beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Subscribed and sworn to before me this 22 day of December, 1993.



Catherine J. Winston

Notary Public for

My commission expires 5/25/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January A.D., 19 94 at 4:00 o'clock P M., and duly recorded in Vol. M94 day
of Deeds on Page 556

FEE \$35.00

Evelyn Biehn, County Clerk

By Catherine Winston



74047

01-05-94P04:00 RCVD

Tax statements are to be mailed to:

Pit: 5275 AUBURN AVE
LAS VEGAS, NV 89108

Vol. 94 Page 556

WARRANTY DEED

THE GRANTOR, John Batzer, County of Klamath, State of Oregon, for and in consideration of Ten Dollars and other good and valuable consideration conveys, grants, bargains, sells, confirms, and Warranties a 50% undivided interest in common unto Keno Park Trust #1 - 553-64-6609, John Boyer, trustee under the provisions of a Trust Agreement dated 12-16-93 known as Keno Park Trust #1 the following described real estate in the County of Klamath, State of Oregon:

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the NW 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at a point 600 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 779 feet to the South side of Ashland-Klamath Falls Highway; thence South 38 degrees 45' West 213 feet; thence South 620 feet; thence East 244 feet to the place of beginning.
ALSO
Beginning at a point 400 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 900 feet to the South side of Ashland-Klamath Falls Highway; thence South 38 degrees 45' West 213 feet; thence South 779 feet; thence East 210 feet to the place of beginning.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Trustee shall take title subject to any liens, encumbrances, restrictions, easements, leases, options, and covenants of record.

TO HAVE AND TO HOLD the said premises in fee simple forever, with the appurtenances attached thereto upon the trusts and for the uses and purposes herein and in said Trust agreement set forth including but not limited to estate planning purposes.

Full power and authority granted to said trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge, or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in praesenti or in futuro, and upon any terms and for any period of years, and to renew or extend leases upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.



State of Oregon
County of Klamath

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Rochelle Long, Klamath County Clerk

Date: March 19th, 2018

RMLong
Rochelle Long

"RECORDED at the request of Keno Park Trust #1, TO CORRECT the erroneous additional legal description of real property that is NOT a part of (in *italics above*) the accurate real property legal description of Tax Lot 1800, within R-4007-00180-00; PREVIOUSLY RECORDED in VOLUME M-94 and Page #556 and Page # 557".

COPY
of 1st New Page Attached

SUCCESSOR TRUSTEES: In the event of the death, disappearance, incapacity of the Trustee title holder herein, or because of his unwillingness to do the bidding of the Beneficiaries of the above cited trust, Jack Wong is hereby named as first Successor Trustee and Jeff Breitbarth as Second Successor Trustee.

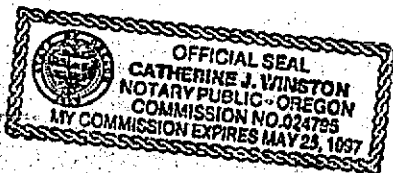
In no case shall any party dealing with said trustee in relation to said premises, to whom said premises or any party thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of the delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease mortgage or other instrument.

The interests of each & every beneficiary hereunder and of all persons claiming under them or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interests are hereby declared to be personal property. No beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Subscribed and sworn to before me this 22 day of December, 1993.



Catherine J. Winston
Notary Public for
My commission expires 5/25/97

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By Clarence Munkadore

COPY

