

2018-008750
Klamath County, Oregon

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
JENNY CABRAL
P.O. BOX 873
ASTORIA, OR 97101



07/24/2018 09:35:24 AM

Fee: \$87.00

Grantor:
Lynne Cabral
21910 Sprague River Road
Chiloquin, OR 97624

Grantee:
Sprague River Properties, LLC
21910 Sprague River Road,
Chiloquin, OR 97624

- WARRANTY DEED -

Lynne Cabral, Grantor, conveys and warrants to Sprague River Properties, LLC Grantee, all of her interest in the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein, but reserving to herself those rights retained by her in that certain Settlement Agreement signed and duly entered which concluded Klamath County case #17CV01856. Such reserved rights shall be for life unless sooner terminated pursuant to the terms of that certain Settlement Agreement referenced above.

Parcel 1

In Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 3: The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; and that portion of the NW $\frac{1}{4}$ lying Southerly of the Sprague River Highway

Section 4: That part of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ lying Easterly and Southerly of the center thread of the Sprague River; the S $\frac{1}{2}$ of the SW $\frac{1}{4}$; the N $\frac{1}{2}$ of the SE $\frac{1}{4}$, the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$.

Parcel 2

That portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ lying Southerly and Easterly of the center thread of the Sprague River, of Section 4, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

Parcel 3

(Also known as "Butte" property): Government Lot 1 and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 36 South, Range 10 East of the Willamette Meridian in the County of Klamath, State of Oregon; excepting therefrom that portion lying within the boundaries of the Sprague River Highway.

Parcel 4

(Also known as the "Artesian Ranch"): Government Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16. Section 9, Township 36 South, Range 12 East of the Willamette Meridian

Parcel 5

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 10 east of the Willamette Meridian, Klamath County, Oregon

Parcel 6

The tracts of land situated in Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North-South centerline of said Section 3 and the Southerly right of way line of the Sprague River Highway; thence South along said centerline of Section 3 a distance of 220 feet, more or less, to the center one-fourth corner of said Section 3; thence West along the East-West centerline of said Section 3 to the Northwest corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence South along the West line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3 to the South-West corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence South 57° 30' East a

distance of 1350 feet; thence North 37° 30' East a distance of 880 feet; more or less, to a point that is 307 feet Westerly from measured at right angles to the North-South centerline of said Section 3; thence North parallel with and 307 feet Westerly from the North-South centerline of said Section 3 to a point that is 40 feet Southerly from measured at right angles to the East-West centerline of said Section 3; thence East parallel with and 40 feet Southerly from the East-West centerline of said Section 3 to the North-South centerline of said Section 3; thence Northeasterly to a point on the Southerly right of way line of the Sprague River Highway; said point being 200 feet Southeasterly from the point of beginning; thence Northwesterly along the Southerly right of way of said Highway a distance of 200 feet to the point of beginning; excepting therefrom the NE¼ of the NW¼ of the SW¼ and the NW¼ of the NE¼ of the SW¼ of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

Free and Clear of all liens and encumbrances, except zoning ordinances, building and use restrictions, reservations, federal patents, recorded easements, declarations and covenants and conditions and restrictions which are part of the development.

The true and actual consideration for this transfer is settlement of litigation.

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.

Dated this 12 day of July, 2018.

Lynne Richardson
Lynne Cabral *Cabral*

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 12th, 2018, by Lynne Cabral.



[Signature]
Notary Public for Oregon
My Commission expires: 7/31/2020