



THIS SPACE RESERVED FOR

2018-010594

Klamath County, Oregon

08/31/2018 09:18:01 AM

Fee: \$92.00

After recording return to:

Mark Edward Medin

PO Box 1105

Point Reyes Station, CA 94956

Until a change is requested all tax statements shall be sent to the following address:

Mark Edward Medin

PO Box 1105

Point Reyes Station, CA 94956

File No. 247360AM

### STATUTORY WARRANTY DEED

**James Richard Vaughan,**

Grantor(s), hereby convey and warrant to

**Mark Edward Medin,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Please see attached Exhibit "A"**

The true and actual consideration for this conveyance is ~~\$985,000.00~~ <sup>\$980,400.00</sup>. PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2018-2019 Real Property Taxes, a lien not yet due and payable.**

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 30 day of Aug., 2018

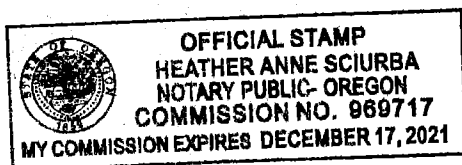
James Richard Vaughan  
James Richard Vaughan

State of Oregon } ss  
County of Klamath }

On this 30 day of August, 2018, before me, Heather Scurba a Notary Public in and for said state, personally appeared James Richard Vaughan, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Scurba  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: Dec. 17, 2021



**Exhibit "A"**  
**Legal Description**

Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon,

**PARCEL 1:**

**Section 28:**

That portion of the W1/2 SW1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway.

**PARCEL 2:**

**Section 33:**

All that portion of NW1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway.  
TOGETHER WITH AN EASEMENT APPURTENANT benefiting the above described real property which easement is for the maintenance, use and repair of irrigation ditches, which easement is 20 feet in width lying Westerly of and adjacent to the East line of the NW1/4 of said Section 33 and running from the Northerly line of the county road North to the L.V.I.D. main canal.

**PARCEL 3:**

That portion of the NW1/4 SE1/4 and NE1/4 SE1/4 lying Southerly and Westerly of the Westerly right of way of East Langell Valley Road, in Section 33, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of the U.S.B.R. canal right of way.