



THIS SPACE RESERVED FOR

2018-010633

Klamath County, Oregon

08/31/2018 01:49:01 PM

Fee: \$107.00

After recording return to:

Laurel Weeks and David Weeks

7705 Opal Bluff Dr

Reno, NV 89506

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

Laurel Weeks and David Weeks

7705 Opal Bluff Dr

Reno, NV 89506

File No. 241283AM

STATUTORY WARRANTY DEED

Nancy M. Berven FKA Nancy Britton, as to Parcel 1 and Nancy M. Berven as to Parcels 2 and 3,

Grantor(s), hereby convey and warrant to

Laurel Weeks and David Weeks, as Tenants by the Entirety,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$490,000.00.

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 30th day of August, 2018.

Nancy M. Berven
Nancy M. Berven

State of Oregon } ss
County of Clatsop }

On this 30 day of August, 2018, before me,
Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Nancy M. Berven FKA Nancy Britton, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 10/19/19

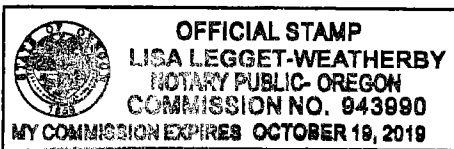


EXHIBIT 'A'

PARCEL 1:

A tract of land situated in the Southeast Quarter of Section 23, Township 38 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2 inch pipe on the Easterly right of way line of State Secondary Highway No. 140, said point being the Southwest corner of that tract of land described in Deed Volume 316, page 204, Klamath County Deed Records, said point also being the Northwest corner of Marina Park, a recorded subdivision; thence North 53 degrees 35' 15" East 271.81 feet to a 1/2 inch iron pin, said point being the true point of beginning; thence North 11 degrees 43' West 277.23 feet to a 1/2 inch iron pin; thence North 78 degrees 17' East, 446.00 feet to a 1/2 inch iron pin; thence continuing North 78 degrees 17' East 4 feet, more or less, to the shore line of Upper Klamath Lake; thence Southerly along the said shore line to a point that bears North 78 degrees 17' East from the true point of beginning; thence South 78 degrees 17' West 60 feet, more or less, to a 1/2 inch iron pin; thence continuing South 78 degrees 17' West 402.87 feet to the true point of beginning of this description.

TOGETHER WITH a perpetual right of way and easement along and upon the existing roadway from Highway 140 to the property herein granted, said right of way to be appurtenant to and run with the real property herein granted and to run across the following described real property, to wit:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which marks the corner common to Lots 26 and 27 of Lakewood Heights in Klamath County, Oregon, and running thence following the Westerly right of way line of Secondary Highway No. 421 in a Southerly direction along the arc of a 15 degree 06' curve to the right a distance of 74.6 feet to an iron pin; thence North 78 degrees 20' East to an iron pin which is on the Easterly right of way line of Secondary Highway No. 421 which is the point of beginning, and running thence continuing North 78 degrees 20' East to the shore line of Upper Klamath Lake; thence Northerly along the shore line of Upper Klamath Lake to a point which bears North 78 degrees 20' East from a point on the Easterly boundary of

the Rock Creek Road, said point being situated 1137.8 feet South and 257.7 feet East from the Southeast corner of the SE1/4 NW1/4 of Section 23, Township 38 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon; thence South 78 degrees 20' West to the last above described point; thence in a Southerly direction along the Easterly right of way line of Secondary Highway No. 421 to the point of beginning, being all a part of Lots 3 and 5, Section 23, Township 38 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A tract of land situated in SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the center ¼ corner of said Section 23 as set by record of Survey No. 1571, as recorded in the Klamath County Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to a ½" iron pin on the Northeasterly right of way line of Lakeshore Drive (Highway No. 421); thence North 30°12'56" West 35.33 feet to a 5/8" iron pin on the said Northeasterly right of way line, said point being the true point of beginning of this description; thence leaving said right of way line North 61°15'46" East 21.07 feet; thence Southeasterly along the arc of a curve to the right (central angle = 53°49'08" radius = 100 feet) 93.93 feet; thence South 64°55'06" East 109.68 feet; thence Southeasterly along the arc of a curve to the left (central angle = 19°52'30", and radius = 400 feet) 138.75 feet; thence South 84°47'36" East 75.60 feet to the Southwesterly line of deed recorded in Volume M69, page 4801; thence South 11°43'00" East 122.71 feet to the Southwesterly corner of deed recorded in Volume M69, page 4801; thence North 78°17'00" East 463.0 feet, more or less to a point on the Westerly shore line of Upper Klamath Lake; thence Southwesterly along said shore line to a point that bears South 31° 30'46" West a distance of 156.44 feet from the last described point and being the Southeasterly corner of Deed Volume 316, page 204; thence leaving said shore line South 78°17'00" West 603.0 feet, more or less to a point on the Northeasterly right of way line of said Lakeshore Drive; thence Northwesterly along the said right of way line following the arc of a curve to the left (central angle = 14°12'46", radius = 439.26 feet) 108.96 feet; thence continuing along said right of way line North 34°07'00" West 249.50 feet; thence continuing along said right of way line following the arc of a curve to the right (central angle = 05°22'46", radius = 686.80 feet) 64.44 feet to the true point of beginning.

TOGETHER WITH a non-exclusive right of way and easement for road purposes for access to and exit from adjoining properties along and upon the following described property: A strip 30 feet in width Northerly from and measured at right angles to the following described line: Commencing at the true point beginning of the tract of land first hereinabove described; thence North $61^{\circ}15'46''$ East 21.07 feet; thence along the arc of a curve to the right (central angle = $53^{\circ}49'08''$, radius = 100 feet) 93.93 feet; thence South $64^{\circ}55'06''$ East 109.68 feet; thence along the arc of a curve to the left (central angle = $19^{\circ}52'30''$, radius = 400 feet) 138.75 feet; thence South $84^{\circ}47'36''$ East 75.60 feet.

EXCEPTING THEREFROM A tract of land situated in the SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County Oregon being more particularly described as follows: Beginning at a 5/8" iron pin marking the Northwest Corner of Lot 11 of Marina Park, a subdivision filed in the Klamath County Clerk's Office; thence N07°17'12"W, 55.49 feet to a 5/8" iron pin; thence N68°42'47"E, 26.97 feet to a 5/8" iron pin; thence N86°00'E, 115.53 feet; thence S31°37'24"W, 56.20 feet to the North Line of said Lot 11; thence S78°17'00"W on said North line, 132.00 feet to the point of beginning.

PARCEL 3:

A tract of land situated in the SE1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the center one-quarter corner of said Section 23 as set by record of Survey No. 1571, as recorded in the Klamath County's Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to a 1/2 inch iron pin on the Northeasterly right-of-way line of Lakeshore Drive (Highway No. 421); thence North $28^{\circ}59'50''$ West 35.33 feet along said right-of-way line; thence North $61^{\circ}15'46''$ East 21.07 feet; thence along the arc of a curve to the right (central angle = $53^{\circ}49'08''$ radius = 100.00 feet) 93.93 feet; thence South $64^{\circ}55'06''$ East 109.68 feet; thence along the arc of a curve to the left (central angle = $19^{\circ}52'30''$ radius = 400.00 feet) 138.75 feet; thence South $84^{\circ}47'36''$ East 75.60 feet; thence North $11^{\circ}43'00''$ West 215.66 feet to a 1/2 inch iron pin marking the true point of beginning of this description; thence South $11^{\circ}43'00''$ East 61.14 feet; thence North $78^{\circ}17'00''$ East 450 feet, more or less, to the Westerly shoreline of Upper Klamath Lake; thence Northwesterly along said shoreline to a point which

bears North $78^{\circ}17'00''$ East from the true point of beginning; thence South $78^{\circ}17'00''$ West 399 feet, more or less, to the true point of beginning.

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