

2018-011709

Klamath County, Oregon



00229341201800117090050053

09/25/2018 02:48:15 PM

Fee: \$102.00

Until a change is requested, all tax statements shall be sent to:

Troy and Tracey Brooks
PO Box 342
Bly, Oregon 97622

After recording return to:

Troy and Tracey Brooks
PO Box 342
Bly, Oregon 97622

Tracey Brooks
Returned at Counter

WARRANTY DEED

Lon D. Brooks, Individually, and Lon D. Brooks and Mary E. Brooks, Trustees of the Brooks Revocable Trust, Grantors, convey and warrant to, Troy G. Brooks and Tracey A. Brooks, husband and wife, as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and by this reference incorporated herewith

and

See Exhibit B attached hereto and by this reference incorporated herein

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.

The true consideration for this conveyance is other than monetary consideration.

WARRANTY DEED (Parcels 6-15 to Troy and Tracey Brooks) – Page 1 of 5

421015.0/d2/11-Sep-18/scd

Dated this 14th day of September, 2018.

Lon D Brooks
Lon D. Brooks, Individually

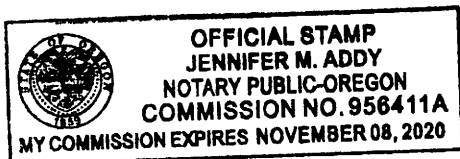
The Brooks Revocable Trust

Lon G Brooks Trustee
Lon G. Brooks, Trustee

Mary E Brooks Trustee
Mary E. Brooks, Trustee

State of Oregon)
County of Klamath) ss.

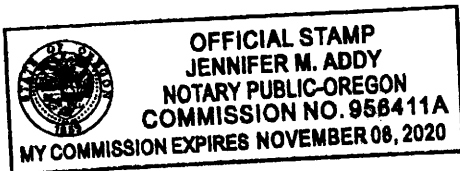
The foregoing instrument was acknowledged before me this 14th day of September, 2018, by
Lon D. Brooks, Individually, and Lon D. Brooks, Trustee of the Brooks Revocable Trust.



Jennifer M Addy
Notary Public for Oregon
My commission expires: 11-8-2020

State of Oregon)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 14th day of September, 2018, by
Mary E. Brooks, Trustee of the Brooks Revocable Trust.



Jennifer M Addy
Notary Public for Oregon
My commission expires: 11-8-2020

EXHIBIT A
Legal Description
(Parcels 6-15 - Troy Brooks Ranch)

PARCEL 6:

That portion of Lot 1 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the section line 150 feet, more or less, West of the Northeast corner of said Lot 1; thence East along the section line a distance of 150 feet, more or less, to the said Northeast corner; thence South a distance of 60 feet, more or less, to a point on the East line of said Lot 1; thence in a Northwesterly direction to the point of beginning.

ALSO a strip of land 100 feet in width in the Northeast quarter of the Northwest quarter (NE 1/4 of NW 1/4), Northwest quarter of the Northeast quarter (NW 1/4 of NE 1/4) and South half of the Northeast quarter (S 1/2 of NE 1/4) of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, as described in that deed from Bly Logging Company to Weyerhaeuser Timber Company, dated July 10, 1950 and recorded November 22, 1950, in Book 243 at page 444, Deed Records of Klamath County, Oregon.

PARCEL 7:

The S 1/2, SW 1/4, NE 1/4 and SW 1/4 of Section 36, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 8:

The S 1/2 S 1/2 Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 9:

Government Lots 1 and 2; that portion of Government Lot 3 lying Northeasterly of Weyerhaeuser Timber County Road; the S 1/2 NE 1/4; the SE 1/4 lying Northeasterly of the Klamath Falls, Lakeview Highway; and the S 1/2 NE 1/4 SW 1/4 lying Northeasterly of the Klamath Falls-Lakeview Highway, EXCEPTING THEREFROM the S 1/2 NE 1/4 SE 1/4; all in Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314 at page 296, Deed Records of Klamath County, Oregon.

PARCEL 10:

The N 1/2; W 1/2 SW 1/4; SE 1/4 SW 1/4; S 1/2 NE 1/4 SW 1/4 and the W 1/2 SE 1/4 Section 5, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 11:

All of Section 6, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeast of U.S. Highway #66.

EXHIBIT A
Legal Description
(Parcels 6-15 - Troy Brooks Ranch – Continued)

EXCEPTING THEREFROM that portion conveyed to Weyerhaeuser Timber Company, a Washington Corporation, by deed Volume 314, page 296. Deed Records of Klamath County, Oregon.

PARCEL 12:

The NE 1/4 and E 1/2 NW 1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of U.S. Highway #66.

PARCEL 13:

The N 1/2 N 1/2; S 1/2 NE 1/4 and the SW 1/4 NW 1/4; EXCEPT the South 330 feet, all in Section 8, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 14:

The N 1/2 of Lot 1 lying North of U.S. Highway #66, also known as Highway No. 140, in Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING the following described tract: Beginning at a point on the North Section line 150 feet West of the Northeast corner of Lot 1; thence East 150 feet to the said Northeast corner; thence South 60 feet; thence Northwesterly to the point of beginning.

PARCEL 15:

The N 1/2 NW 1/4 and the SE 1/4 NW 1/4 of Section 36, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT B
Exceptions
(Parcels 6-15 - Troy Brooks Ranch)

SUBJECT TO AND TOGETHER WITH:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
2. Easements, encumbrances, or claims thereof, not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.