

2018-011710

Klamath County, Oregon



00229342201800117100040044

09/25/2018 02:48:23 PM

Fee: \$97.00

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

Lon and Mary Brooks, Trustees  
6262 East Liberty Road  
Galt, CA 95632

After recording return to:

Lon and Mary Brooks, Trustees  
6262 East Liberty Road  
Galt, CA 95632

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**WARRANTY DEED**

Troy G. Brooks and Tracey A. Brooks, husband and wife, as tenants by the entirety, Grantors, convey and warrant to, Lon D. Brooks and Mary E. Brooks, Trustees of the Brooks Revocable Trust, 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.

Tracey Brooks  
Returned at Counter

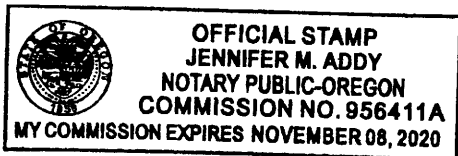
Dated this 13<sup>th</sup> day of September, 2018.

Troy G. Brooks  
Troy G. Brooks

Tracey A. Brooks  
Tracey A. Brooks

State of Oregon )  
County of Klamath ) ss.

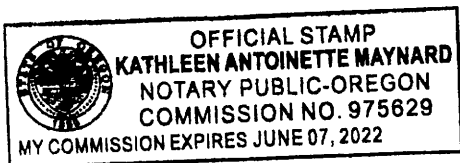
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2018, by Troy G. Brooks.



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 21<sup>st</sup> day of September, 2018, by Tracey A. Brooks.



Kathleen Antoinette Maynard  
Notary Public for Oregon  
My commission expires: 6/7/22

**EXHIBIT A**  
**Legal Description**  
**(Parcel 1 - Lon Brooks Ranch)**

PARCEL 1: The following described real property situate in Klamath County, Oregon:

Township 36 South, Range 14 East of the Willamette Meridian:

All that portion of the E1/2 E1/2 of Section 34 lying Northeasterly of the rights of way of the Bly Logging Co., and the O C & E Railway Co., Saving and Excepting the following parcels:

Beginning at a point on the Easterly side of Section 34, said point being North 00°16'40" West 2671.4 feet from the Southeast corner of said section; thence South 88°30'50" West 600.0 feet; thence North 00°16'40" West 396.0 feet; thence North 88°30'50" East 660.0 feet to the East line of said Section 34; thence South 00°16'40" East 396.0 feet along said East line to the point of beginning. ALSO EXCEPTING therefrom: Beginning on the East line of said Section 34; said point being North 00°16'40" West 1747.4 feet from the Southeast corner said section; thence South 88°30'50" West 660.0 feet; thence North 00°16'40" West 5.0 feet; thence North 86°42'50" West 660.2 feet to the West line of the NE 1/4 SE 1/4 thence along said West line North 0°14'30" West 30.05 feet; thence leaving said West line South 86°42'50" East 660.2 feet; thence North 00°16'40" West 888.95 feet; thence North 88°30'30" East 660.0 feet to the East line of said Section 34; thence South 00°16'40" East 924.0 feet along said East line to the point of beginning.

All of Section 35, Excepting therefrom those portions described in Volume 322 page 469 and in Volume M-76 on page 4281. Deed records of Klamath County, Oregon.

Township 37 South, Range 14 East of the Willamette Meridian:

Beginning at Northeast corner of NW 1/4 of Section 2, Township 37 South, Range 14 East of the Willamette Meridian; thence South 210 feet; thence West 840 feet; thence North 210 feet; thence East along the North line of said Section 2 to the place of beginning, All in Klamath County, Oregon.

A strip of land in the fraction N 1/2 of NE 1/4 of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the North line of said Section 2, which is 185.32 feet distance, South 89°56' West from the Northeast corner of said Section; thence South 89°56' West along North line for distance of 1514.68 feet to a point; thence South for a distance of 24.00 feet to a point; thence North 89°56' East for a distance of 1514.68 feet to a point; and thence North for a distance of 24.00 feet to the point of beginning.

Also the North 20 feet of Lot J in North Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**EXHIBIT B**  
**Exceptions**  
**(Parcel 1 - Lon 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.