

2018-012534

Klamath County, Oregon

Returned at Counter

RETURN TO: Fred G. Brown 16364 Far View Place Anchorage, Alaska 99516	MAIL TAX STATEMENTS: Fred G. Brown 16364 Far View Place Anchorage, Alaska 99516
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10/12/2018 01:35:12 PM

Fee: \$97.00

A WARRANTY DEED

The Grantor, Lois Brown, individually as surviving spouse, and as surviving Trustee of the Grant and Lois Brown Family Trust, 8200 Bliss Road, Bonanza, Oregon 97623, (**Grantor**) for and in consideration of Two Hundred Thousand Dollars (\$200,000.00) and other good and valuable consideration, in hand paid, hereby conveys, sells, and grants to Fred G. Brown of 16364 Far View Place, Anchorage, Alaska 99516, (**Grantee**) and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the real estate (the "**Property**") situated in Klamath County, Oregon, the legal description of which is attached as Exhibit "A."

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantee and Grantee's heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances subject to patent reservations and easements of record.

DATED at Klamath Falls, Oregon, this 12th day of October, 2018

Lois M Brown
Lois Brown, Individual and Trustee

STATE OF Oregon)
) ss.
Thirteenth Judicial District)

On this 12th day of October, 2018, before me, a Notary Public in and for the State of Oregon, personally appeared Lois Brown to me known to be the individual that executed the within and foregoing instrument, and she acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned.

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

Michelle Ann Di Pompeo
Notary Public in and for the State of Oregon
My Commission Expires:

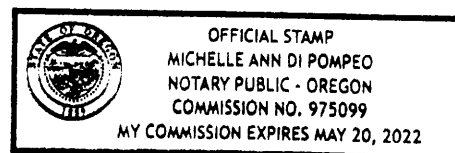


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The South half of the Northeast quarter of the Southwest quarter, the South half of the Southwest quarter, the Northeast quarter of the Northeast quarter of the Southwest quarter, the East half of the Northwest quarter of the Northeast quarter of the Southwest quarter and the South half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 11, and the North half of the North half of the Northwest quarter of Section 14, all in Township 34 South, Range 6 East of the Willamette Meridian Klamath County, Oregon.

EXCEPTING THEREFROM all that portion described as follows:

A parcel of land lying in the S1/2 SW1/4 of Section 11, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, the said parcel being that portion of said S1/2 SW1/4 included in a strip of land 150 feet in width, 75 feet on each side of the center line of a county road as said county road has been relocated, which center line is described as follows:

Beginning at Engineer's center line station 188+36.57, said station being 1,981.13 feet North and 822.35 feet East of the Southwest corner of Section 11, which is the beginning of a 1°30' curve to the left; thence in a Southwesterly direction along the arc of a 1°30' curve left (the long chord of which bears South 28°20'54" West 1939.40 feet) 1,960.87 feet to Engineer's center line station 207+97.44.

ALSO EXCEPTING THEREFROM all that portion described as follows:

A tract of land located in the NE1/4 of the SW1/4, Section 11, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 84°15' East a distance of 1408.1 feet, and thence North 0°49' West a distance of 1272.0 feet from the Section corner common to Sections 10, 11, 14 and 15, Township 34 South, Range 6 East of the Willamette Meridian, said point being the Southwest corner of the NE1/4 SW1/4, Section 11; thence North 0°49' West a distance of 636.0 feet; thence North 87°25' East a distance of 400.0 feet; thence in a Southwesterly direction along the centerline of a diversion canal a distance of 721.0 feet to a point on the South boundary of the NE1/4 SW1/4, Section 11; thence South 86°22' West a distance of 79.0 feet, more or less, to the point of beginning.

Parcel 2:

The West half of the Southeast quarter of Section 11, Township 34 South, Range 6 East of the Willamette Meridian and the North half of the Northwest quarter of the Northeast quarter of Section 14, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

A tract of land located in the NE1/4 of the SW1/4, Section 11, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

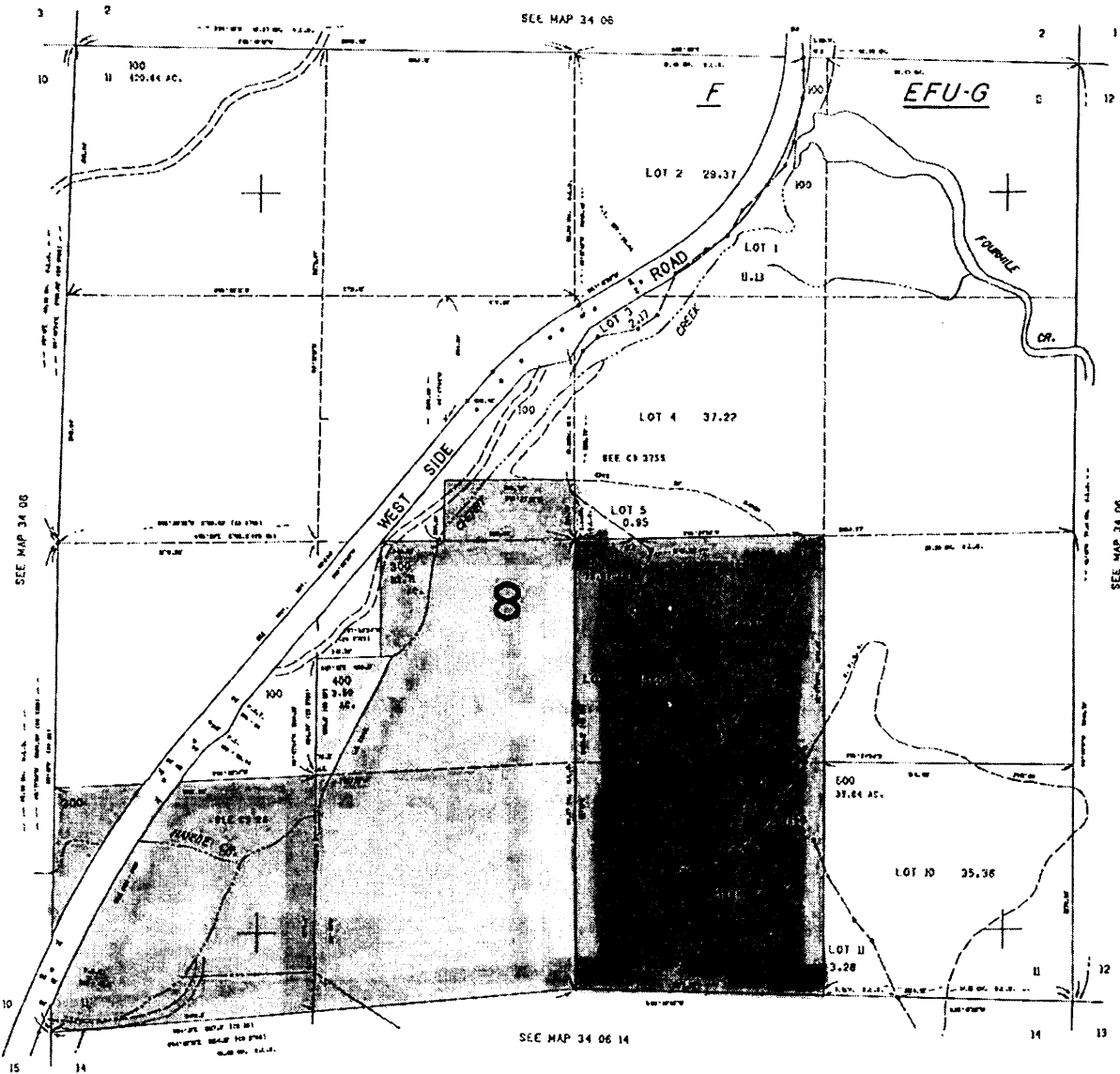
Beginning at a point located North 84°15' East a distance of 1408.1 feet, and thence North 0°49' West a distance of 1272.0 feet from the Section corner common to Sections 10, 11, 14 and 15, Township 34 South, Range 6 East of the Willamette Meridian, said point being the Southwest corner of the NE1/4 SW1/4, Section 11; thence North 0°49' West a distance of 636.0 feet; thence North 87°25' East a distance of 400.0 feet; thence in a Southwesterly direction along the centerline of a diversion canal a distance of 721.0 feet to a point on the South boundary of the NE1/4 SW1/4, Section 11; thence South 86°22' West a distance of 79.0 feet, more or less, to the point of beginning.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

SECTION 11 T.34S. R.06E. W.M.
KLAMATH COUNTY

1"=400'

34 06 11



352.000

34 06 11

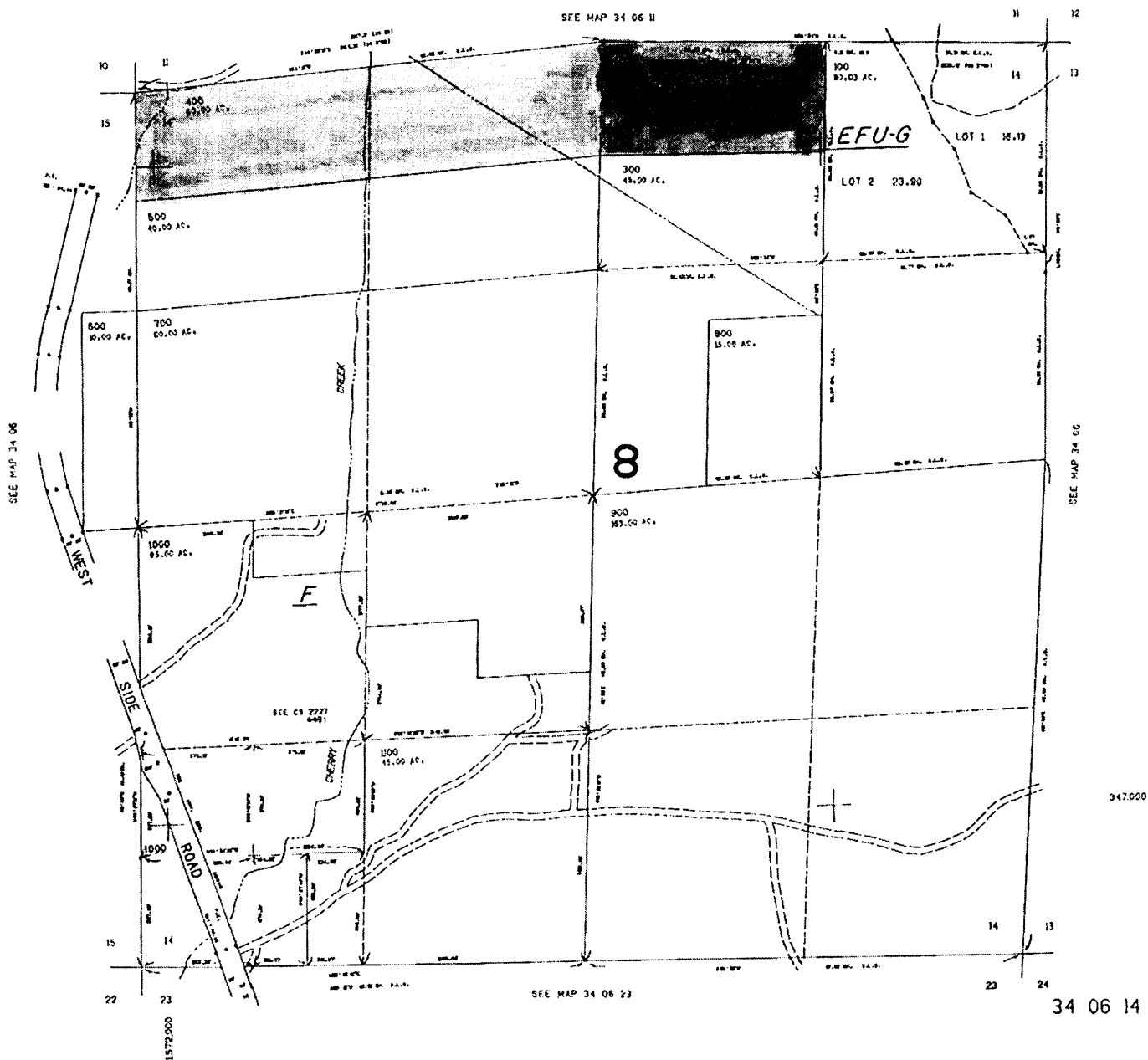
Parcel 1

Parcel 3

AmeriTitle
THIS SKETCH IS MADE SOLELY FOR THE
PURPOSE OF ASSISTING IN LOCATING
CERTAIN PREMISES AND NO LIABILITY IS
ASSUMED FOR VARIATIONS IF ANY, IN
DIMENSIONS AND LOCATIONS ASCERTAINED
BY ACTUAL SURVEY

34 06 14

SEE MAP 34 06 U



AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS IN SIZE, DIMENSIONS AND LOCATIONS DETERMINED BY ACTUAL SURVEY.