



After recording return to:

Casey A. Barringer

1094 San Andres St

Henderson, NV 89002

THIS SPACE RESERVED FOR

2018-012713

Klamath County, Oregon

10/17/2018 02:31:01 PM

Fee: \$87.00

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

Casey A. Barringer

1094 San Andres St

Henderson, NV 89002

File No. 252451AM

STATUTORY WARRANTY DEED

Dan W. Haggard and Patricia Gail Haggard, Trustees of the Haggard Revocable Living Trust under agreement dated February 19, 2008,

Grantor(s), hereby convey and warrant to

Casey A. Barringer,

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:

Parcel 1

A tract of land situated in Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being further described as follows:

The SW1/4 of the NW1/4, excepting the Westerly 800 feet; the SE1/4 of the NW1/4; the SW1/4 of the NE1/4, excepting that portion conveyed to Shasta View Irrigation District; the Easterly 132 feet of the NE1/4 of the SW1/4; the NW1/4 of the SE1/4 excepting that portion conveyed to Shasta View Irrigation District and also excepting a tract of land and being subject to an ingress-egress easement to said tract described as follows:

Beginning at a point on the West boundary of that tract of land conveyed to said Shasta View Irrigation District, from which the Northeast corner of said Section 29 bears North 22° 58' 32" East 3,588.02 feet; thence South 00° 00' 37" East, along said boundary, 309.00 feet; thence South 89° 23' West 310.00 feet to the centerline of a 30.00 foot wide easement (said easement extending from this point South 01° 23' West 365 feet, more or less, to the South line of said NW1/4 of the SE1/4); thence continuing South 89° 23' West 65.00 feet; thence North 00° 37' West 309.00 feet; thence North 89° 23' East 375.00 feet to the point of beginning, with bearings based on a Solar Observation. Also known as Parcel 2 of Land Partition 8-85.

Parcel 2

The Southerly 1,030 feet of the NE1/4 SE1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Excepting therefrom that portion conveyed to Shasta View Irrigation District.

The true and actual consideration for this conveyance is \$637,500.00.

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 17 day of Oct, 2018

Haggard Revocable Living Trust

BY: Dan W. Haggard
Dan W. Haggard, Trustee

BY: Patricia Gail Haggard
Patricia Gail Haggard, Trustee

State of Oregon} ss.
County of Klamath}

On this 17 day of October, 2018, before me, Heather Scurba, a Notary Public in and for said state, personally appeared Dan W. Haggard and Patricia Gail Haggard known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Haggard Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 County

Commission Expires: Dec 17 2021

