



THIS SPACE RESERVED FOR

2018-014139

Klamath County, Oregon

11/21/2018 09:45:01 AM

Fee: \$87.00

After recording return to:

Robin Pike

163 Max Loop

Talent, OR 97540

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

Robin Pike

163 Max Loop

Talent, OR 97540

File No. 265295AM

### STATUTORY WARRANTY DEED

**Green Diamond Resource Company, a Washington corporation,**

Grantor(s), hereby convey and warrant to

**Robin Pike,**

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:

**Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, Section 35: The W1/2 of the NW1/4; The N1/2 of the SW1/4**

The true and actual consideration for this conveyance is \$125,000.00.

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:

1. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
2. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol
3. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing Fire Patrol
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.
6. The provisions contained in Deed,  
Recorded: July 31, 1958,  
Volume: 301, page 441, Deed Records
7. The provisions contained in Patent,  
Recorded: August 28, 1958,  
Volume: 303, page 35, Deed Records
8. The provisions contained in Land Status Report,  
Recorded: August 28, 1958,  
Volume: 303, page 37, Deed Records

*BT*

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 15<sup>th</sup> day of November, 2018.

Green Diamond Resource Company, a Washington Corporation

By: [Signature] m  
Douglas S. Reed as President

State of Washington } ss

County of King }

On this 15<sup>th</sup> day of November, 2018, before me, Kathleen Louise Croll a Notary Public  
in and for said state, personally appeared Douglas S. Reed as  
President of Green Diamond Resources Company, known or identified to me to be the  
person(s) whose name(s) is 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.

Kathleen Louise Croll  
Notary Public for the State of Washington  
Residing at: Mountlake Terrace, WA  
Commission Expires: 10-23-2020

