

2018-015426

Klamath County, Oregon



00233822201800154260060067

After recording, return to:

Terry M. Bengard  
P. O. Box 80090  
Salinas, CA 93912

12/28/2018 09:27:03 AM

Fee: \$107.00

Until a change is requested,  
All tax statements should be sent to:

Terry M. Bengard  
P. O. Box 80090  
Salinas, CA 93912

## **WARRANTY DEED**

**(Lost River Ranch)  
(Under ORS 93.850)**

The Grantor,

**Terry Marie Bengard, Trustee of the Terry Marie Bengard Family Trust dated  
August 20, 1982, P.O. Box 80090, Salinas, CA 93912,**

This deed is given for the sole purpose of changing the method of Grantor holding title to the subject property (from a revocable trust to a limited liability company). **No other consideration was given or received.**

CONVEYS AND WARRANTS to the Grantee:

**Terry Bengard Properties, LLC, a California limited liability company, P.O. Box  
80090, Salinas, CA 93912,**

The following described real property, free of encumbrances, EXCEPT all those items of record, if any, as of the date of this deed, and except as specifically set forth herein:

Real property located in the unincorporated area of Klamath County, Oregon, described in Exhibit A attached hereto and incorporated herein by reference.

Parcel ID: Key No. 616578,617265,616444, 616569, 814970, 616505, 891579, 616499, 616514, 6362, 780952, 5951, 616596, 616603, 5210, 616612, 616658, 616621, 616649, 616738, 616685, 616701, 616694, 616710,616729, 617194, 617103, 617256, 617201, m874379.

And commonly known as the Lost River Ranch.

**Source of Title:**

Being the same property conveyed by warranty deed from Kennedy Land Company, LLC, a California limited liability company to JELD-WEN 1031, Inc., as qualified exchange intermediary, thence to Terry Marie Bengard, and thence to Terry Marie Bengard, Trustee of the Terry Marie Bengard Family Trust dated August 20, 1982, by deed recorded February 25, 2014, as Document No. 2014-001625, in the official records of the Klamath County Clerk, Oregon

**This conveyance is made subject to:**

Easements, restrictions, and rights of way appearing of record or enforceable in law and in equity, and general property taxes for the year 2018 and after.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered on this 21<sup>st</sup> day of June, 2018, in the presence of:

(Signatures on following page)



Terry Marie Bengard, Trustee of the  
Terry Marie Bengard Family Trust  
Dated August 20, 1982

**Grantor**

TERRY BENGARD PROPERTIES, LLC  
A California Limited Liability Company



By: Terry Marie Bengard  
Manager

**Grantee**

A notary public or other officer completing this certificate verifies the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA            )  
  ) ss  
COUNTY OF MONTEREY        )

On this 29 day of June, 2018, before me, H. CHO,  
Notary Public, personally appeared **Terry Marie Bengard**, who proved to me on the basis  
of satisfactory evidence, to be the person whose name is subscribed to the within  
instrument and acknowledged to me that he/she executed the same in his/her authorized  
capacity, and that by his/her signature on the instrument, the person, or the entity upon  
behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the  
foregoing paragraph is true and correct.

Witness my hand and official seal.



  
\_\_\_\_\_  
Notary Public in and for the  
State of California

# Exhibit "A"

## LEGAL DESCRIPTION

### PARCEL 1:

The following described real property in Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon:

SE1/4 SW1/4 and S1/2 SE1/4 of Section 22; NW1/4 SE1/4, S1/2 S1/2, NE1/4 SE1/4 of Section 23; W1/2 SW1/4; SE1/4 SW1/4 of Section 24; NW1/4, W1/2 NE1/4; N1/2 SW1/4 and Government Lots 1, 2, 3, 4 and 5 of Section 25; all of Section 26; NE1/4 and E1/2 NW1/4 and NE1/4 SE1/4 and Government Lots 1, 2, 3, 4, 5 and 6 of Section 27; Lots 1 and 2 of Section 34; Government Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16 and N1/2 NW1/4 and W1/2 NE1/4 of Section 35;

And a piece or parcel of land situate in Government Lot 13 and the SE1/4 SE1/4 of Section 35, more fully described as follows: Beginning at the Section corner at the Southeasterly corner of the said Section 35, and running thence North 89°53' West along the Township line marking the Southerly boundary of the said Section 35, 803.4 feet; thence North 33°29' West 869.0 feet; thence North 59°19' West 850 feet, more or less, to Lost River; thence Northeasterly following Lost River, 1000 feet, more or less, to its intersection with the line marking the Easterly boundary of the said Government Lot 13; thence South along said boundary line 510 feet more or less, to the Northwesterly corner of the said SE1/4 SE1/4 of Section 35; thence South 89°45' East along the Northerly boundary of the said SE1/4 SE1/4 of Section 35, 1338.0 feet, more or less, to the Northeasterly corner thereof on the Section line marking the Easterly boundary of the said Section 35; thence South 0°3' East along the said Section line, 1317 feet, more or less to the said point of beginning.

### PARCEL 2:

The SW1/4 of the SW1/4 of Section 27;

Government Lot 3 and the E1/2 of the SE1/4 of Section 28; the NW1/4 of the NW1/4 of Section 34; all in Township 39 South, Range 11 1/2 East of the Willamette Meridian.

EXCEPTING THEREFROM the following a piece or parcel of the NE1/4 of SE1/4 and of Government Lot 3 of Section 28, Township 39 South, Range 11 1/2 East of the Willamette Meridian, more fully described as follows:

Beginning at a point in the line marking the Easterly boundary of said Government Lot 3, from which the Section corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 11 1/2 East of the Willamette Meridian bears North 0°15' West 2428.7 feet distant and running thence South 53°45' 1/2' West 876.3 feet; thence South 72°21' West 638.5 feet, more or less, to a point in the line marking the Westerly boundary of said NE1/4 of the SE1/4 of said Section 28, and running thence North 0°04' West along said boundary line and along the Westerly boundary line of said Government Lot 3, 1773.5 feet, more or less, to the Northwesterly corner of said Government Lot 3; thence North 89°34' East along the Northerly boundary of said Government Lot 3, 90.0 feet, more or less, to a point in the Southerly water line of Lost River; thence Southeasterly along said water line of Lost River to a point due North of the point of beginning; thence South 140 feet, more or less, to the point of beginning.

(Legal Description Continued)

**PARCEL 3:**

The South 30 feet of the SW1/4 SE1/4 of Section 28, Township 39 South, Range 11 1/2 East of the Willamette Meridian.

The W1/2, SE1/4, SE1/4 NE1/4 of Section 36, EXCEPT the Northerly 24.13 acres more particularly described in that certain deed from D.D. Liskey, et al., to H.V. Holzouser, et al., recorded in Deed Book 130 at page 89, and described as follows: Beginning at a point in the line marking the Easterly boundary of the said SE1/4 NE1/4 of Section 36, Township 39 south, Range 11 1/2 east of the Willamette Meridian from which the quarter section corner in the East boundary of the said Section 36, bears South 0° 07' East 530.5 feet distance, and running thence West, parallel with the Southerly boundary of the said SE1/4 NE1/4 of Section 36, 1323.7 feet, more or less, to a point in the Westerly boundary of the said SE1/4 NE1/4 of Section 36; thence North 0° 04' West, along the said boundary line 793.6 feet more or less to the Northwestern corner of the SE1/4 NE1/4 of Section 36; thence North 89° 55' East along the Northerly boundary of the said SE1/4 NE1/4 of Section 36, 1323.0 feet, more or less, to the Northeastly corner thereof; thence South 0° 07' East along the Easterly boundary of the said SE1/4 NE1/4 of Section 36, 793.9 feet, more or less to the point of beginning

That certain parcel more particularly described as follows: Beginning at a point in the line marking the Western boundary of the W1/2 NE1/4 of Section 36, Township 39 South, Range 11 1/2 East of the Willamette Meridian from which the quarter section corner at the Northwestern corner of the said NE1/4 of Section 36 bears North 0° 09' East 1013.4 feet distant, and running thence South 0° 09' West 1632.3 feet, more or less, to the Southwestly corner of the said W1/2 NE1/4 of said Section 36; thence East 1324.2 feet, more or less to the Southeast corner of the said W1/2 NE1/4 of said Section 36; thence North 0° 4' West along the Easterly boundary of the said W1/2 NE1/4 of said Section 36, 530.5 feet; thence West 697.7 feet; thence North 29° 35' West 1269.2 feet, more or less, to the point of beginning, an being a portion of the said W1/2 NE1/4 of Section 36.

SW1/4, W1/2 SE1/4 EXCEPTING the South 30 feet of said W1/2 SE1/4;

The SW1/4 NE1/4; S1/2 NW1/4 in Section 28,

AND a piece or parcel of the NE1/4 SE1/4 and of Government Lot 3, Section 28, more particularly described as follows: Beginning at a point in the line marking the Easterly boundary of the said Government Lot 3, from which the Section corner common to Section 21, 22, 27 and 28, aforesaid Township and Range, bears North 0° 15' West 2428.7 feet distant and running thence South 53° 45' 1/2' West, 876.3 feet; thence South 72° 21' West, 638.5 feet, more or less to a point in the line marking the Westerly boundary of the said NE1/4 SE1/4 of said Section 28, and running thence North 0° 04' West, along said boundary line and along the Westerly boundary of said Government Lot 3, 1773.5 feet, more or less, to the Northwestern corner of said Government Lot 3; thence North 89° 34' East along the Northerly boundary of said Government Lot 3, 90.0 feet, more or less, to a point in the Southerly water line of Lost River; thence Southeastly along the said water line of Lost River to a point due North of the point of beginning; thence South 140 feet, more or less, to the point of beginning.