2018-015427
Klamath County, Oregon
00233823201800154270050057
12/28/2018 09:27:17 AM
Fee: $102.00

After recording, return to:

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

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

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

WARRANTY DEED

(Poe Valley Ranch #1)
(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. 4970, 617121, 617130, 617185, 616630, 617121, 617130, 617185

And commonly known as the Poe Valley Ranch #1.

Unofficial Copy

Source of Title:

Being the same property conveyed by warranty deed from K. Mark Nelson and Abigail R. Nelson as to Parcel 1, and The Nelson Family Trust dated December 4, 1989 as to Parcel 2, to JELD-WEN 1031, Inc., as qualified exchange intermediary, thence to Terry Marie Bengard, and thence to the Terry Marie Bengard Family Trust by deed recorded on February 25, 2014, as Document No. 2014-001623, 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 29th day of June, 2018, in the presence of:

(Signatures on following page)

Unofficial Copy

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

Unofficial Copy

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.

MGC1 H. CHO
COMM. # 2097437
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
COMM. EXPIRES FEB. 13, 2019 MGC1

Notary Public in and for the
State of California

Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Township 39 South, Range 11 1/2 East of the Willamette Meridian

Section 27: Government Lots 7, 8 and 9
Section 34: Government Lots 3 and 4, all that portion of the NE 1/4 NE 1/4 lying Westerly of Lost River; SW 1/4 NE 1/4; E1/2 NW 1/4; SW 1/4 NW 1/4, Except the West 60 feet thereof and that portion lying Northwesterly of the U.S.B.R. Drain; NE 1/4 SW 1/4; The East 30 feet of the SE 1/4 SW 1/4; NE 1/4 SE 1/4 lying Westerly of Lost River, and the NW 1/4 SE 1/4; SW 1/4 SE 1/4, saving and excepting the Easterly 30 feet thereof

Saving and Excepting the Southerly 30 feet of the NE 1/4 SE 1/4 and the Easterly 30 feet of the Southerly 30 feet of the NW 1/4 SE 1/4 of Section 34 Township 39 South, Range 11 1/2 East of the Willamette Meridian.

PARCEL 2:

The W1/2 SW1/4 of Section 34, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion deeded to Poe Valley Community Club by deed recorded December 6, 1924 in Deed Volume 66 at page 377, Deed Records of Klamath County, Oregon.

Unofficial Copy