

MT 199759AM

2019-000481

Klamath County, Oregon

01/16/2019 03:09:01 PM

Fee: \$102.00

Space above this line for Recorder's use

AFTER RECORDING, RETURN TO:

Grantee:
Oregon Department of Fish and Wildlife
4034 Fairview Industrial Drive SE
Salem, Oregon 97302

SEND TAX STATEMENTS TO:

Oregon Department of Fish and Wildlife
4034 Fairview Industrial Drive SE
Salem, Oregon 97302

With a copy to:

Grantor:
Frank and Susan Anderson 2006 Revocable Trust
825 Old Midland Road
Klamath Falls, Oregon 97603

WARRANTY DEED
(ORS 93.850)

Frank Andrew Anderson and Susan Marie Anderson, Trustees of the Frank and Susan Anderson 2006 Revocable Trust UAD July 18, 2006, (Grantor), convey and warrant to the State of Oregon, acting by and through the Oregon Department of Fish and Wildlife, (Grantee), the following described real property (the "Property"), free of encumbrances, except as specifically set forth herein:

Lots 48, 49, 58, 59, 60, 61, 62, 63, 64, 65, 68, 69, 70 and 71 in VACATED MIDLAND TRACTS, by Order of Vacation recorded July 21, 1944 in Volume 167, page 266, Deed Records of Klamath County, Oregon, according to the official plat of said MIDLAND TRACTS filed in the office of the County Clerk of Klamath County, Oregon on March 6, 1909 and otherwise described, according to Government Survey as Lots 2 to 15 inclusive and the SW1/4 NE1/4, W1/2 SE1/4 and SE1/4 SE1/4 of Section 35; and the SW1/4 NW1/4 and the W1/2 SW1/4 of Section 36, all in Township 39 South, Range 8 East of the Willamette Meridian; EXCEPTING THEREFROM the Northerly 208 acres and the Southerly 208 acres of said land. The Property is being sold together with all improvements located on the Property and any other rights or interests appurtenant to the Property, subject to the terms and conditions of this Agreement.

SUBJECT TO a Warranty Easement Deed in Perpetuity recorded in Klamath County January 23, 2013 under file number 2013-000889 in favor of the United States of America which provides for restoration, protection, management, maintenance, and enhancement of the Property and also subject to other easements, reservations, or restrictions of record as of the date of this instrument.

The true consideration for this conveyance is \$145,000.00.

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

102 AMT

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, CHAP 1'ER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

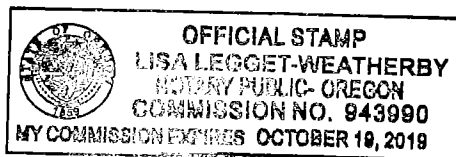
Frank Andrew Anderson
Frank Andrew Anderson, Trustee Trustee
of the Frank and Susan Anderson
2006 Revocable Trust UAD July 18, 2006

Dated this 10 day of January, 2019.

STATE OF OREGON)
COUNTY OF Klamath) ss:

This instrument was acknowledged before me on 1/10 2019, by Frank Andrew Anderson.

Lisa Legget-Weatherby
Notary Public for Oregon
My Commission Expires: 10/19/19



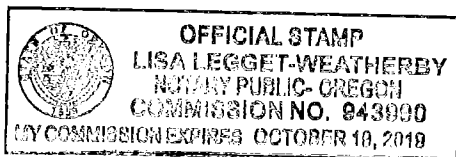
Susan Marie Anderson Trustee
Susan Marie Anderson, Trustee
of the Frank and Susan Anderson
2006 Revocable Trust UAD July 18, 2006

Dated this 10 day of January, 2019.

STATE OF OREGON
COUNTY OF Klamath } ss:

This instrument was acknowledged before me on 1/10 2019, by Susan Marie Anderson.

Lisa Legget Weatherby
Notary Public for Oregon
My Commission Expires: 10/19/19



The State of Oregon acting by and through the Oregon Department of Fish and Wildlife accepts this conveyance in accordance with ORS 93.808.

**State of Oregon, acting by and through the Oregon
Department of Fish and Wildlife**

By: Cameron Smith Date: 01-09-19
Cameron Smith

Its: Deputy Director of Administration

STATE of OREGON)
COUNTY of Marion) ss:

This Instrument was acknowledged before me on January 9, 2019,
By Cameron Smith, as Deputy Director of Administration for the Oregon Department of Fish
and Wildlife.

Aurora L Mein
Notary Public for Oregon
My Commission Expires: April 15, 2019





Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2019-1

All charges have been paid for the real property that is the subject of conveyance between:

Grantor

Frank Andrew Anderson and Susan Marie Anderson, Trustee of the Frank and Susan Anderson 2006 Revocable Trust

Grantee

Oregon Department of Fish and Wildlife

Signed on (date)

January 10, 2019

and for consideration of

\$ 145,000.00

Assessor's signature

Date

1-16-19

EXHIBIT "A"

Lots 48, 49, 58, 59, 60, 61, 62, 63, 64, 65, 68, 69, 70 and 71 in VACATED MIDLAND TRACTS, by Order of Vacation recorded July 21, 1944 in Volume 167, page 266, Deed Records of Klamath County, Oregon, according to the official plat of said MIDLAND TRACTS filed in the office of the County Clerk of Klamath County, Oregon on March 6, 1909 and otherwise described, according to Government Survey as Lots 2 to 15 inclusive and the SW1/4 NE1/4, W1/2 SE1/4 and SE1/4 SE1/4 of Section 35; and the SW1/4 NW1/4 and the W1/2 SW1/4 of Section 36, all in Township 39 South, Range 8 East of the Willamette Meridian; EXCEPTING THEREFROM the Northerly 208 acres and the Southerly 208 acres of said land.