



MTC 235676 M

AFTER RECORDING, RETURN TO:

Leonard Irwin Eisenberg and
Karen Diane Eisenberg, Trustees
Leonard and Karen Eisenberg Trust
223 Granite Street
Ashland, OR 97520

2019-000520

Klamath County, Oregon

01/18/2019 09:25:01 AM

Fee: \$92.00

SEND TAX STATEMENTS TO:

Leonard Irwin Eisenberg and
Karen Diane Eisenberg, Trustees
Leonard and Karen Eisenberg Trust
223 Granite Street
Ashland, OR 97520

STATUTORY WARRANTY DEED

THE NATURE CONSERVANCY, a District of Columbia nonprofit corporation, whose corporate address is 4245 N. Fairfax Drive, Arlington, VA 22203, ("Grantor"), conveys and warrants to Leonard Irwin Eisenberg and Karen Diane Eisenberg as Trustees of the Leonard and Karen Eisenberg Trust, dated September 18, 2006, whose mailing address is 223 Granite Street, Ashland, OR 97520 ("Grantee") following described real property legally described on attached Exhibit A, subject to:

- (a) such existing easements, restrictions and other encumbrances of record, including, without limitation the Warranty Easement Deed for the Wetland Reserve Program held by the United States of America and recorded as document 2013-003052 on March 21, 2013, in the Klamath County Recorder's Office;
- (b) existing leases and rental arrangements between the Grantor and third-parties; and
- (c) easements or other encumbrances apparent on the land.

The true consideration for this conveyance is \$1,300,000.00.

Exhibit A
Property Legal Description

A piece or parcel of land situated in Section 5, 8, 16, 17, 20 and 21, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the center line of Seven Mile Canal as the same is now located and constructed, with the line marking the Westerly boundary of the said Section 5, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and from which point the Southeasterly corner of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, as established by Norman D. Price, U.S. Cadastral Engineer, between October 31, 1930 and June 22, 1931, bears South 83° 59' West, 5310.1 feet distant, and running thence downstream along the said center line of Seven Mile Canal South 61° 35 1/2' East 861.2 feet; thence South 31° 46 1/2' East 2306.4 feet; thence South 34° 23 1/2' East 1252.4 feet; thence South 32° 27 1/2' East 2101.8 feet; thence South 41° 02 1/2' East 8802.1 feet, more or less, to the intersection of the said center line of Seven Mile Canal, with a line which is parallel with and 70.0 feet at right angles Southeasterly from the center line of the Dixon and McQuiston Levees, as the same is now located and constructed; thence leaving the center line of Seven Mile Canal and following the same line parallel with the said Dixon and McQuiston Levee South 44° 40' West 6437.9 feet, more or less, to its intersection with the Southerly boundary of the said Section 20, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence Westerly along the Southerly boundary of said Section 20, 4905.3 feet, more or less, to the Southwesterly corner of the said Section 20, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence Northerly along the Westerly boundary of the said Sections 20, 17, 8 and 5, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, 16,570.6 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to D'Artney Bros., a co-partnership, by Deed recorded in Volume 331, page 367, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Byron W. Bacchi, et ux, and Henry Francis Bacchi, et ux, by Deed recorded in Volume 350, page 675, Deed Records of Klamath County, Oregon.