



THIS SPACE RESERVED FOR

2019-002158

Klamath County, Oregon

03/08/2019 02:31:01 PM

Fee: \$92.00

After recording return to:

Eleasha K. Dhein

7749 Kings Way

Klamath Falls, OR 97603

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

Eleasha K. Dhein

7749 Kings Way

Klamath Falls, OR 97603

File No. 279855AM

STATUTORY WARRANTY DEED

Sheri Rayn Jaross, Successor Trustee of the Dennis Francis Brown Family Trust, u/d/t October 2, 2015,

Grantor(s), hereby convey and warrant to

Eleasha K. Dhein,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$230,000.00.

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:

Unofficial Copy

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 8 day of March, 2019

Dennis Francis Brown Family Trust

By: Sheri Rayn Jaross
Sheri Rayn Jaross, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 8 day of March, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Sheri Rayn Jaross known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Dennis Francis Brown Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

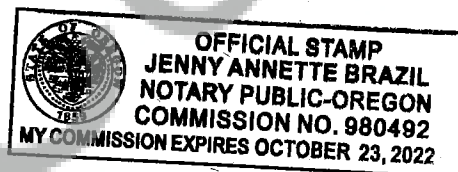


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the SW1/4 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of Survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70° 49' 32" East 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102° 21' 44") 90.25 feet; thence South 31° 36' 12" East 104.55 feet; thence South 65° 48' 00" West 10.00 feet; thence South 24° 12' 00" East 180.00 feet; thence South 65° 48' 00" West 91.43 feet to the beginning of a curve, said point being the True Point of Beginning of this description; thence along the arc of a curve to the left (central angle = 42° 41' 30" and radius = 135.77 feet) 101.16 feet; thence South 23° 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle = 113° 45' 00" and radius = 100 feet) 198.53 feet; thence North 43° 08' 30" West 65.00 feet; thence North 31° 30' 33" East 130.72 feet to a point on the arc of a curve; thence Easterly along the arc of said curve to the left (central angle = 55° 42' 33" and radius = 205.06 feet) 199.38 feet; thence North 65° 48' 00" East 53.06 feet to the True Point of Beginning of this description.

EXCEPTING THEREFROM that portion deeded to Klamath County by Deed recorded July 2, 1999 in M99, page 26577, Microfilm Records of Klamath County, Oregon.

PARCEL 2

A tract of land situated in the SW1/4 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right-of-way line of State Highway No. 39 (Klamath Falls-Merrill Highway), said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as set and shown by record of survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 47' 40" East along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence North 70° 49' 32" East 102.63 feet to a point on the arc of a 50 foot radius curve; thence Southeasterly along the arc of said curve (central angle = 102° 21' 44") 90.25 feet; thence South 31° 36' 12" East 104.55 feet; thence South 65° 48' 00" West 10.00 feet; thence South 24° 12' 00" East 180.00 feet; thence South 65° 48' 00" West 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle=42 degrees 41' 30" and radius=135.77 feet) 101.16 feet; thence South 23° 06' 30" West 74.72 feet; thence along the arc of a curve to the right (central angle=113° 45' 00" and radius=100 feet) 198.53 feet; thence North 43° 08' 30" West 65.00 feet to the true point of beginning of this description; thence North 31° 30' 33" East 130.72 feet to a point on the arc of a curve; thence Northwesterly along the arc of said curve to the right (central angle=15° 20' 37" and radius=205.06 feet) 54.93 feet; thence North 43° 08' 30" West 31.12 feet; thence South 46° 51' 30" West 118.75 feet; thence South 42° 55' 14" East 120.00 feet to the true point of this description.

EXCEPTING THEREFROM that portion deeded to Klamath County by Deed recorded July 2, 1999 in M99, page 26577, Microfilm Records of Klamath County, Oregon.