

2019-002330

Klamath County, Oregon



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03/13/2019 03:33:21 PM

Fee: \$97.00

RETURN TO: Parks & Ratliff, P.C.. 620 Main Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Lance B. Letner 320 Delta Street Klamath Falls, OR 97601
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Grantors:
Robert H. and Cynthia L. Cauckwell
30651 Highway 20
Fort Bragg, CA 95437

Grantee:
Lance B. Letner
320 Delta Street
Klamath Falls, OR 97601

SPECIAL WARRANTY DEED

Robert H. Cauckwell and Cynthia L. Cauckwell, Grantors, convey and specially warrant to Lance B. Letner, Grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

See attached Exhibit A

SUBJECT TO AND EXCEPTING: Reservations, restrictions, encumbrances, rights of way and easements of record and those apparent upon the land; contracts and/or liens and assessments.

The true and actual consideration for this conveyance is \$65,000.

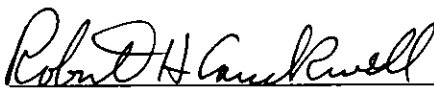
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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

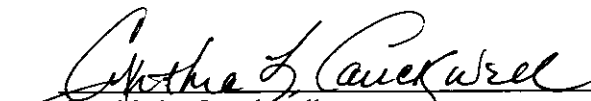
Lance Letner

Returned at Counter

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 6th day of March, 2019.


Robert H. Cauckwell


Cynthia L. Cauckwell

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY 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.

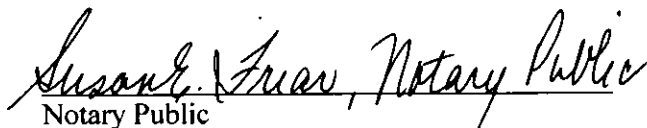
STATE OF CALIFORNIA)
) ss.
County of Mendocino)

On March 6th, 2019 before me, Susan E. Friar, Notary Public, personally appeared Robert H. Cauckwell and Cynthia L. Cauckwell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument is the person(s), or the entity(ies) upon behalf of which the person(s) 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.

(SEAL)


Notary Public

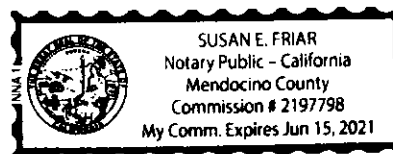


EXHIBIT 'A'

File No. 125420AM

PARCEL 1:

A parcel of land situated in Section 19, Township 34 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the Southwest quarter of said Section 19; thence South 88° 43' 06" West along the Northerly line of said SW1/4, 1,312.14 feet to a 5/8 inch iron pin marking the Northwest corner of the East half of said SW1/4; thence South 00° 18' 57" East along the Westerly line of said E1/2 SW1/4, 2,645.05 feet to a point of the Southerly line of said Section 19; thence North 89° 58' 07" East along said Southerly section line 105 feet more or less to the mean high water line of the Westerly bank of the Sprague River; thence following said high water line the meander line of which is the following courses and distances; North 02° 14' 38" East, 76.39 feet; North 18° 18' 09" East, 684.63 feet; North 25° 52' 24" East, 222.28 feet; North 31° 42' 03" East, 399.62 feet; North 56° 48' 35" East, 158.93 feet; North 63° 03' 38" East, 426.84 feet; thence leaving said mean high water mark North 28° 57' 55" West, 290 feet, more or less to the Southerly right-of-way line of the Sprague River-Chiloquin Highway, a county road; thence North 19° 46' 20" West, 588.60 feet; thence North, 40.00 feet; thence East, 493.00 feet to Easterly line of said SW1/4 of Section 19; thence North 00° 15' 13" West along said Easterly quarter Section line 279.97 feet to the point of beginning. EXCEPTING THEREFROM that portion of land contained within 100 foot wide right-of-way of the Sprague River-Chiloquin Highway, a county road.

ALSO SAVING AND EXCEPTING: Beginning at the Southwest corner of the SE1/4 SW1/4 of said Section 19; thence North along the West boundary of the E1/2 SW1/4 of said section a distance of 1,900 feet to a point; thence East parallel to the South boundary of said section a distance of 780 feet, more or less, to a point in the centerline of an existing roadway; thence Southeasterly along the centerline of said roadway a distance of 140 feet to the Southern boundary of the Chiloquin-Sprague River Highway; thence Southwesterly along said Southern boundary to its intersection with the South line of said Section 19; thence West along said South line to the point of beginning.

SAVING AND EXCEPTING: ALSO, Beginning at the intersection of the South line of said Section 19 and the Southeasterly boundary of the Chiloquin-Sprague River Highway; thence Northeasterly along said Southeasterly boundary a distance of 2,150 feet, more or less, to the Northwest corner of a parcel of land described in Volume M81, page 21187, Deed Records of Klamath, Oregon; thence South 28° 57' 55" East along the Southwest boundary of said parcel a distance of 320 feet, more or less to the mean high water line of the Sprague River; thence Southwesterly along said high water line to its intersection with the South line of said Section 19; thence West along said South line to the point of beginning.

SAVING AND EXCEPTING therefrom the public right of way of the Sprague River Chiloquin Highway.

ALSO SAVING AND EXCEPTING: Beginning at an aluminum cap marking the C-W 1/16 corner of said Section 19; thence South 00° 18' 57" East, along the West line of said NE1/4 SW1/4, 745.06 feet to a 5/8 inch Tru-Line Surveying plastic cap; thence North 89° 58' 07" East 756.60 feet to a 5/8 inch Tru-Line Surveying plastic cap; thence North 761.65 feet to point on the North line of said NE1/4 SW1/4; thence South 88° 43' 06" West 760.90 feet to the point of beginning, with bearings based on recorded Survey No. 4975.

PARCEL 2:

A parcel of land situated in Section 19, Township 34 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northeast corner of the SW1/4 of said Section 19; thence South 00 15' 13" East along the Easterly boundary of said SW1/4, 279.97 feet, more or less, to the POINT OF BEGINNING for this description; thence continuing along said Easterly boundary line South 00 degrees 15' 13" East 388.45 feet to the Intersection of said Easterly boundary line with the Northerly line of the S1/2 of the N1/2 of the SE1/4 of said Section 19; thence along said Northerly line of S1/2 of N1/2 of SE1/4 of said Section 19 North 89 degrees 00' 02" East, 256.53 feet to the intersection of said Northerly line with the Southerly right-of-way line of the Sprague River Highway; thence South 71 degrees 15' 00" West along said Southerly right-of-way line, 51.45 feet; thence leaving said right-of-way line South 00 degrees 59' 58" East, 375.00 feet, more or less, to the mean high water line on the Northerly side of the Sprague River; thence along said high water line the meander line of which is the following courses and distances: South 81 degrees 25' 25" West 296.81 feet, more or less, South 69 degrees 49' 55" West, 80.95 feet, more or less; thence leaving said mean high water line North 28 degrees 57' 55" West, 290.00 feet, more or less to the said Southerly right-of-way line of Sprague River Highway; thence leaving said right-of-way line North 19 degrees 46' 20" West, 588.60 feet; thence North 40.00 feet; thence East 493.00 feet to the point of beginning, more or less.

EXCEPTING THEREFROM: That portion of land lying within the 100 foot wide right-of-way of the Sprague River Highway.

ALSO EXCEPTING THEREFROM: An 80.00 foot wide easement for roadway purposes adjacent to and parallel with the Westerly property line of the above described property between the Sprague River Highway and the Northerly bank of the Sprague River.

PARCEL 3:

That portion of the S1/2 of the N1/2 of the SE1/4 of Section 19, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of the Sprague River, EXCEPTING THEREFROM the Westerly 256.53 feet as described in Deed recorded February 26, 1973, in Volume M73, page 1977, Microfilm Records of Klamath County, Oregon, and EXCEPTING that portion lying within the right of way of Sprague River.

EXCEPTING THEREFROM that portion of land lying within the right of way of the Sprague River Highway.

ALSO EXCEPTING THEREFROM an 80.00 feet wide easement for road way purposes adjacent to and parallel with the Westerly property line of the above described property between the Sprague River Highway and the Northerly bank of the Sprague River.