

**2019-005966**

**Klamath County, Oregon**



**00241218201900059660040045**

**05/30/2019 01:33:43 PM**

**Fee: \$97.00**

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Rademacher/Haseman Family Trust  
420 E. Day School Rd.  
Chiloquin, OR 97624

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**WARRANTY DEED**

John P. Rademacher also known as John Rademacher and Diane L. Haseman also known as Diane Haseman, as Tenants by the Entirety, Grantors, convey and warrant to John P.

Rademacher and Diane L. Haseman, Trustees of the Rademacher/Haseman Family Trust under agreement dated May 28, 2019, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT "A" LEGAL DESCRIPTION**

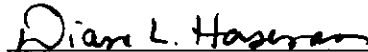
More commonly known as: 420 E. Day School Road  
Chiloquin, Oregon 97624

There is no consideration for this conveyance. It is done for estate planning Purposes.

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.

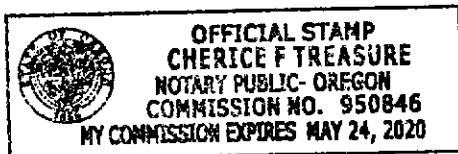
Dated this 28<sup>th</sup> day of May, 2019.


  
John P. Rademacher

  
Diane L. Haseman

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named John P. Rademacher and Diane L. Haseman acknowledged the foregoing instrument to be their voluntary act. Before me this 28<sup>th</sup> day of May, 2019.



  
Notary Public for Oregon  
My commission expires: 5-24-2020

## EXHIBIT "A" LEGAL DESCRIPTION

### Parcel 1

The S1/2 N1/2 NW1/4 and N1/2 N1/2 N1/2 S1/2 NW 1/4 of Section 34 Township 35 South, Range 7 East of the Willamette Meridian.

Subject, however, to the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
2. Contract, easement and water, irrigation and drainage rights, if any there may be, arising from the fact that the lands are within the boundaries of the Klamath Indian Reservation, and any unpaid charges or assessments by virtue thereof.
3. Establish rights of way for roadways, ditches and public utilities, if any.
4. Right of way for pole line, including the terms and provisions thereof, executed by W. Roark et ux to the Pacific Telephone and Telegraph Company, dated May 23, 1928, recorded August 10, 1928, on page 136 of Volume 82 of Deeds, records of Klamath County.

Tax Account No. R251079 and Tax Account No. R2053

### Parcel 2

A parcel of land situate in Government Lots 1, 8, 9 and 16 in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northeast corner of Government Lot 9, Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of said government Lot 9 and Government Lot 16, Section 33, to a point in the Southeast corner of said Government Lot 16, 1320 feet; thence West along the South line of said Government Lot 16, 600 feet to a point in the center of the S. P. Railway right of way; thence in a Northwesterly direction along the center line of said railroad right of way 1341 feet to a point in the North line of said Government Lot 9; thence East along the North line of said Government Lot 9, 835 feet to the point of beginning, being all that portion of said Government Lots 9 and 16 lying East of the said railway right of way.

ALSO all that part of Government Lot 1, Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, East of the S. P. Railway EXCEPT 6.07 acres more or less described as follows: Beginning at a point 417.42 feet West of the section corner common to Sections 27, 28, 33 and 34, Township 35 South, Range 7 East of the Willamette Meridian and in the Section line common to Sections 28 and 33, said Township and Range; thence West along said Section line 254.9 feet to the East line of the Dalles-California Highway right of way; thence along said East line of the Dalles-California right of way 423.8 feet in a Southwesterly direction to a point; thence East 177.5 feet to a point; thence North 417.42 feet to the point of beginning. AND Starting at the Section corner common to Sections 27, 28, 33 and 34, Township 35 South, Range 7 East of the Willamette Meridian; thence South on Section line common to Sections 33 and 34, 417.42 feet; thence West 417.42 feet; thence North 417.42 feet; thence East on Section line 417.42 to the point of beginning, being part of the Nellie Blair Allotment No. 539 in Klamath County, Oregon; ALSO EXCEPT four acres more or less described as follows; The Northerly 525 feet of Government Lot 1 in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of Day School Road, Easterly of Southern Pacific Railroad right of way and Westerly of the State Highway 97 in said Lot 1 East of the railway and West of the Dalles-California Highway #97, leaving 6.43 acres, more or less, in said Government Lot 1, less highway and railroad rights of way.

Exhibit "A" Legal Description continued

ALSO all that part of Government Lot 8, Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, East of the Southern Pacific Railroad EXCEPT 4 acres more or less in said Government Lot 8 East of said railroad and West of The Dalles-California Highway #97 deeded to Lizzie Blair Knight Kirk by restricted deed approved November 7, 1947 and described as follows: Beginning at the point where the North line of Government Lot 8, Section 33, Township 35 South, Range 7 East, intersects the west right of way line of the Dalles-California highway; thence South 11° East following the said right of way line approximately 668 feet to the point of intersection with the South line of said Government Lot 8; thence due West a distance of approximately 260 feet to the point of intersection of the said South line of Government Lot 8 with the East right of way line of the S.P.R.R.; thence North 11° West following the said right of way line of the S.P.R.R. a distance of approximately 668 feet to the point of intersection with the North line of Government Lot 8; thence due East a distance of approximately 260 feet to the point of beginning. Leaving 9.50 acres, more or less. ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by instrument recorded February 18, 1988 in Volume M88, page 2312, Microfilm Records of Klamath County, Oregon.

Tax Account No. R250677