

2019-011200

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00247668201900112000050059

09/25/2019 03:21:57 PM

Fee: \$102.00

GRANTOR'S NAME AND ADDRESS:

Donald Lee" Bailey, Trustee of the
Lincoln Rudolph Gabriel Living Trust,
Dated 10-16-17
5319 Barry Ave.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

BARRON W. KNOLL
10227 Cyrstal Springs Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Barron W. Knoll
10227 Cyrstal Springs Road
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD "LEE" BAILEY, TRUSTEE OF THE LINCOLN RUDOLPH GABRIEL LIVING TRUST, DATED 10-16-17, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BARRON W. KNOLL,** hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

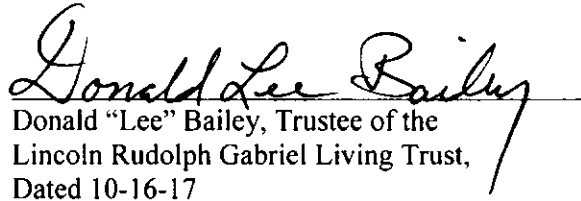
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$307,500.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25 day of Sept, 2019.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Donald "Lee" Bailey, Trustee of the
Lincoln Rudolph Gabriel Living Trust,
Dated 10-16-17

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 25 of September, 2019,
by Donald "Lee" Bailey, as Trustee of the Lincoln Rudolph Gabriel Living Trust, Dated 10-16-17.



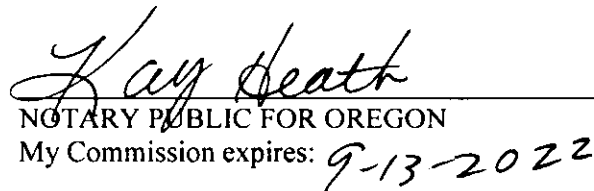

NOTARY PUBLIC FOR OREGON
My Commission expires: 9-13-2022

EXHIBIT "A"

Attached to and made a part of that certain Warranty Deed
wherein Donald "Lee" Bailey, Trustee of the Lincoln Rudolph Gabriel
Living Trust, Dated 10-16-17, is Grantor and
Barron W. Knoll is Grantee

B. PINE GROVE - OLENE RANCH PROPERTY

An undivided one-half (1/2) interest in and to that certain real property situated in the County of Klamath, State of Oregon, more particularly described as follows, to-wit:

Parcel 1:

The E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT rights of way for U.S.R.S. Canals as presently located.

Tax Account No. R600193; Map Tax Lot No. 3910-02100-00100-000

Parcel 2:

The E $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 16, lying South of Highway No. 140. Also that part of the W $\frac{1}{2}$ E $\frac{1}{2}$ of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 16 South of the right of way of the O.C.&E. Railroad, EXCEPT right of way for highways, railroads and U.S.R.S. Canal as presently located thereon, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. R596965; Map Tax Lot No. 3910-01600-01800-000

Parcel 3:

The W $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ in Section 15, Township 39 South, Range 10 East, lying South of Highway No. 140, EXCEPT right of way for highways, railroads and U.S.R.S. Canal as presently located thereon, also that part of the W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, lying North of the U.S.R.S. Canal as presently located thereon, and all said real estate in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. R596670; Map Tax Lot No. 3910-01500-02000-000

Tax Account No. R600736; Map Tax Lot No. 3910-02200-01100-000

Parcel 4:

That portion of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying South of the U.S.R.S. East Branch Canal right of way, and the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of

the NE¼ of Section 21, Township 39 South, Range 10 East of the Willamette Meridian.

Tax Account No. R843387; Map Tax Lot No. 3910-01600-01501-000

Tax Account No. R600200; Map Tax Lot No. 3910-02100-00200-000

Parcel 5:

The E½W½W½W½ in Section 15, Township 39 South, Range 10 East of the Willamette Meridian, lying South of Highway 140 and the E½W½W½W½ in Section 22, Township 39 South, Range 10 East of the Willamette Meridian, lying North of the B Canal, and the W½E½E½SE¼ in Section 16, Township 39 South, Range 10 East of the Willamette Meridian lying South of Highway 140 known as the Klamath Falls-Lakeview Highway and lying North of the OC&E Railroad right of way, Klamath County, Oregon. EXCEPT rights of way for highways, railroads, and U.S.R.S. Canal as presently located thereon.

Tax Account No. R596643; Map Tax Lot No. 3910-01500-01900-000

Tax Account No. R600727; Map Tax Lot No. 3910-02200-01000-000

Tax Account No. R597214; Map Tax Lot No. 3910-01600-01600-000

Parcel 6:

The E½W½E½E½ of Section 16, Township 39, Range 10 East of the Willamette Meridian, lying South of Highway 140, EXCEPT that portion of the E½W½SE¼SE¼ lying South of the U.S.R.S. East Branch Canal right of way.

Tax Account No. R597009; Map Tax Lot No. 3910-01600-01500-000

Parcel 7:

A strip of land one (1) rod wide off the West side of the NW¼NW¼ and SW¼NW¼ of Section 22, Township 39, Range 10 East of the Willamette Meridian, lying South of the U.S.B.R. "B" Canal.

Tax Account No. R600745; Map Tax Lot No. 3910-02200-01300-000

Parcel 8:

All of the SE¼NE¼ of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, EXCEPT the 6.5 acres conveyed to the USA more particularly described in Deeds recorded in Volume 200 at page 333 and in Volume 34 at page 146 of Klamath County Oregon Deed Records, 33.5 acres, more or less.

Tax Account No. R600291; Map Tax Lot No. 3910-02100-01000-000

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Parcel 9:

That portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 22; thence South to the North Bank of a slough 116 rods, more or less; thence westerly along the northerly bank of said slough to the section line between said Section 22 and 21; thence north along said section line to the south right of way line of the United States East Branch Canal, 114 rods, more or less; thence easterly along said southerly right of way line, to the point of beginning; save and except a strip of land one rod wide off the west side of the above described tract. 57.29 acres, more or less.

Tax Account No. R600763; Map Tax Lot 3910-02200-01200-000

Parcel 10:

That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, which lies south of the O.C.& E. Railway Company's right of way; and north of the U.S.R.S. Canal; and west of the property deeded to Himmelwright by Deed recorded in Volume 69 at page 208 of Klamath County Deed Records. 10.10 acres, more or less.

Tax Account No. R596947; Map Tax Lot 3910-01500-02300-000