



THIS SPACE RESERVED FOR

2019-012733

Klamath County, Oregon

10/31/2019 10:00:01 AM

Fee: \$97.00

After recording return to:

Randal Stradley

5314 SE Malden St

Portland, OR 97206

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

Randal Stradley

5314 SE Malden St

Portland, OR 97206

File No. 327935AM

STATUTORY WARRANTY DEED

Michael G. Phillips,

Trustee of the Michael G. Phillips Trust dated December 14, 2018,

as to an undivided one-half interest

and

Nancy Anne Phillips,

Trustee of the Nancy Anne Phillips Trust dated December 14, 2018

as to an undivided one-half interest,

Grantor(s), hereby convey and warrant to

Randal Stradley,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$600,000.00.

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:

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ERROR: syntaxerror
BEFOFFENDING COMMAND: UUUUUUUUUUUUUUUUUU JT, 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 29 day of OCT, 2019.

Michael G. Phillips Trust dated December 14, 2018

By: Michael G. Phillips
Michael G. Phillips, Trustee

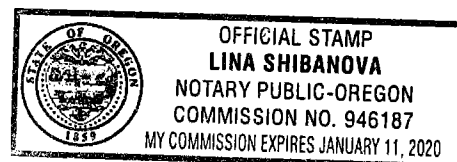
Nancy Anne Phillips Trust dated December 14, 2018

By: Nancy Anne Phillips
Nancy Anne Phillips, Trustee

State of Oregon } ss
County of MULTNOMAH

On this 29 day of October, 2019, before me, LINA SHIBANOVA a Notary Public in and for said state, personally appeared Michael G. Phillips, Trustee of the Michael G. Phillips Trust known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lina Shibanova
Notary Public for the State of Oregon
Residing at: MULTNOMAH
Commission Expires: JAN 11, 2020



State of Oregon } ss
County of MULTNOMAH

On this 29 day of October, 2019, before me, LINA SHIBANOVA a Notary Public in and for said state, personally appeared Nancy Anne Phillips, Trustee of the Nancy Anne Phillips Trust known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lina Shibanova
NOTARY PUBLIC FOR STATE OF OREGON
RESIDING AT: MULTNOMAH
COMMISSION EXPIRES: JAN 11, 2020

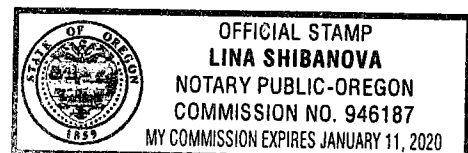


EXHIBIT "A"

PARCEL 1

A piece or parcel of land situate in Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a brass cap monument marking the 1/4 section corner common to Sections 2 and 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 44' 00" West along the section line 110.00 feet to its intersection with the centerline of a creek; thence in a general Northerly and Westerly direction along the thread of said creek, as determined during Recorded Survey No. 1987, to a point on the Easterly boundary of a 3.09 acre parcel surveyed during said Survey No. 1987; thence North 5° 08' 41" West along said Easterly boundary 37.00 feet to a point marked by a 5/8" iron pin; thence North 5° 08' 41" West 404.35 feet to a point marked by a 5/8" iron pin; thence South 84° 51' 19" West 300.00 feet to a point on the West line of the E1/2 SW1/4 of said Section 2; thence North 5° 08' 41" West along said West line of the E1/2 SW1/4 865.57 feet to a point; thence South 89° 47' 23" East 1975.59 feet to a point; thence North 4° 34' 16" West 442.20 feet to a point on the East-West centerline of said Section 2, marked by a 5/8" iron pin; thence South 89° 48' 03" East along said East-West centerline 764.73 feet to a 5/8" iron pin marking the center East 1/16 corner of said Section 2; thence South 1° 54' 32" East, along the East line of the W1/2 SE1/4 of said Section 2, 2643.39 feet to a 5/8" iron pin marking the East 1/16 corner common to Sections 2 and 11; thence North 89° 44' 00" West along the South line of said Section 2, 1297.58 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM:

A parcel of land situate in the South one half of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more specifically described as follows:

Beginning at the Northeast corner of the NW1/4 SE1/4 of said Section 2; thence North 89° 48' 03" West along the East-West center of section line, 764.73 feet; thence leaving said center of section line South 04° 34' 16" East, 442.30 feet; thence North 89° 47' 23" West, 655.94 feet to a point on the North-South center of said section line; thence South 04° 34' 16" East along said center of section line 935.92 feet; thence leaving said center of section line East, 1356.45 feet to a point on the East line of the West one half of the SE1/4

of said Section 2; thence North $01^{\circ} 54' 32''$ West along said East line, 1369.53 feet to the point of beginning.

PARCEL 2

A parcel of land situate in the South one half of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more specifically described as follows:

Beginning at the Northeast corner of the NW1/4 SE1/4 of said Section 2; thence North $89^{\circ} 48' 03''$ West along the East-West center of section line, 764.73 feet; thence leaving said center of section line South $04^{\circ} 34' 16''$ East, 442.30 feet; thence North $89^{\circ} 47' 23''$ West, 655.94 feet to a point on the North-South center of said section line; thence South $04^{\circ} 34' 16''$ East along said center of section line 935.92 feet; thence leaving said center of section line East, 1356.45 feet to point on the East line of the West one half of the SE1/4 of said Section 2; thence North $01^{\circ} 54' 32''$ West long said East line, 1369.53 feet to the point of beginning.