

2019-013696

Klamath County, Oregon



00250649201900136960040048

11/22/2019 10:36:28 AM

Fee: \$97.00

After Recording, Return To:

Root Ranch LLC
PO Box 430
Medford, OR 97501

**Until A Change Is Requested,
Send All Tax Statements To:**

Root Ranch LLC
PO Box 430
Medford, OR 97501

Space above reserved for recorder

SPECIAL WARRANTY DEED

Fort Klamath Properties LLC, an Oregon limited liability company ("**Grantor**"), conveys and specially warrants to Root Ranch LLC, an Oregon limited liability company ("**Grantee**"), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the "**Property**"), free of encumbrances except for those created or suffered by the Grantor and those listed on attached **Exhibit B**.

TOGETHER WITH all improvements, minerals and fixtures located therein or thereon, and all appurtenances thereunto belonging; and all access licenses, reciprocal access agreements, road use agreements, easements, access contracts, and all other access rights appurtenant to, or used in connection with the Property.

The true and actual consideration for this conveyance is other value given or promised.

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

SPECIAL WARRANTY DEED

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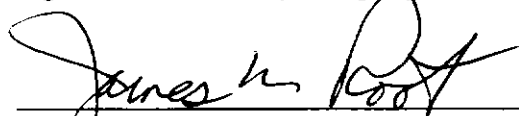
Amended
Returned at Counter

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 21 day of November, 2019.

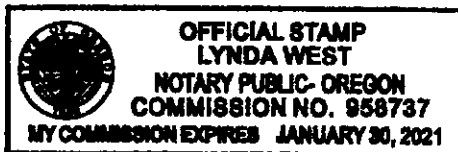
GRANTOR:

FORT KLAMATH PROPERTIES LLC,
an Oregon limited liability company

By: 
Printed Name: James M. Root
Title: Manager

STATE OF OREGON)
)ss.
County of JACKSON ju)
 Klamath

The foregoing instrument is acknowledged before me this 21 day of November, 2019, by James M. Root as Manager of Fort Klamath Properties LLC.



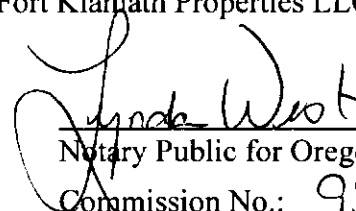

Notary Public for Oregon
Commission No.: 958737
My commission expires: 1-30-21

Exhibit A

Legal Description of Property

Parcel 1 of Land Partition 5-12, located in the SE ¼ of Section 13, Township 34 South Range 7 E.W.M., and the SW1/4 of Section 18, Township 34 South Range 7 E.W.M., Klamath County, Oregon, filed in the County Clerk of Klamath County on September 2, 2014, Volume 2014-9077, being a replat of Parcel 1 of Land Partition 15-10 filed in the County Clerk of Klamath County as Volume 2011-14306.

Exhibit B

Exceptions to Title

1. Taxes, including the current fiscal year, not assessed because of School Properties Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes to tax roll in the year in which said taxes were assessed, an additional tax may be levied.
2. The Property is within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol and Klamath Lake Grazing Fire Patrol.
3. Certificate of Highway easement granted to the State of Oregon by and through its State Highway Commission recorded in Deed Volume 302, Page 229, Records of Klamath County, Oregon.
4. Rights of the public in and to any portion of the Property laying within the limits of streets, roads or highways.
5. Reservations and restrictions, subject to the terms and provisions thereof, but not including Reservations of Buildings, as contained in Deed of Tribal Property dated November 15, 1960 and recorded November 29, 1960 in Book 325, page 507, Deed Records of Klamath County, Oregon.
6. Right of way easement granted to Pacific Power & Light Company recorded May 1, 1970 in Volume M70, Page 3432, Records of Klamath County, Oregon.
7. Conditional Use Permit Restrictive Covenant, subject to the terms and provisions:
Dated: August 17, 2007
Recorded: August 17, 2007
Volume: 2007-014604 Microfilm Records of Klamath County, Oregon.
8. Covenants, restrictions and easements as delineated on the filed map of Land Partition 15-10 and Land Partition 5-12.