

2019-014631

Klamath County, Oregon



00251726201900146310040048

12/17/2019 09:56:32 AM

Fee: \$97.00

After recording return to:

Sierra Pacific Land & Timber Company, a California
Corporation

19794 Riverside Ave

Anderson, CA 96007

Until a change is requested all tax statements

shall be sent to the following address:

Sierra Pacific Land & Timber Company, a California
Corporation

19794 Riverside Ave

Anderson, CA 96007

SPECIAL WARRANTY DEED

**Sierra Pacific Land & Timber
Company, a California
Corporation**

Grantor(s) hereby conveys and specially warrants to

Sierra Pacific Industries, a California Corporation,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

See Attached Exhibit 'A'

Grantor is lawfully seized in fee simple on the above granted premises.

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 9th day of December, 2019

Sierra Pacific Land & Timber Company, a California Corporation

By: 
M. D. Emerson, CFO

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.

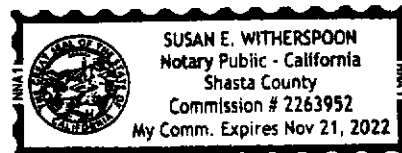
State of California
County of Shasta

On December 9, 2019 before me, Susan E. Witherspoon, Public Notary
(insert name and title of the officer)

personally appeared M. D. Emerson,
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(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity 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.



Signature Susan E. Witherspoon (Seal)

EXHIBIT 'A'

PARCEL 1:

The NW1/4 of the NW1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

A parcel of land situated in the NW1/4 of the NW1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the brass cap marking the Northwest corner of the NW1/4 of the NW1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence East 450.67 feet to an existing fence line described in Deed Volume M79, page 18479, Microfilm Records of Klamath County, Oregon; thence South 350.00 feet; thence West 143.00 feet; thence South 940 feet; thence West 307.67 feet to the West line of the NW1/4 of the NW1/4; thence North 00°30'39" West 1294.83 feet to the point of beginning with bearings based on Map of Survey dated November, 1983.

ALSO EXCEPTING THEREFROM that parcel of land conveyed to Warren W. Haught, Jr. et. ux. by instrument recorded August 3, 1979 in Volume M79, page 18479, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point located 450.67 feet East of the intersection of Sections 19, 20, 29 and 30 of Township 40 South, Range 12 East of the Willamette Meridian, thence South 58°12'34" East along the existing fence line to the East line of the NW1 / 4 NW1/4 of Section 29, thence North to the North line of the NW1/4 NW1/4 of Section 29, thence West to the point of beginning.

PARCEL 2:

A parcel of land situated in the NW1/4 of the NW1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the brass cap marking the Northwest corner of the NW1 / 4 of the NW1 / 4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence East 450.67 feet to an existing fence line described in Deed Volume M79, page 18479, Microfilm Records of Klamath County, Oregon; thence South 350.00 feet; thence West 143.00 feet; thence South 940 feet; thence West 307.67 feet to the West line of the NW1/4 of the NW1/4; thence North 00°30'39" West 1294.83 feet to the point of beginning with bearings based on Map of Survey dated November, 1983.