


MTC 336486 AM

2019-014772

Klamath County, Oregon

12/19/2019 02:07:00 PM

Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath Tribes

P. O. Box 436

Chiloquin, OR 97624

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

Klamath Tribes

P. O. Box 436

Chiloquin, OR 97624

SPECIAL WARRANTY DEED

JUDY L. BLOMQUIST, TRUSTEE OF THE SURVIVORS TRUST UNDER THE BLOMQUIST FAMILY TRUST UAD MARCH 9, 2004 ("Grantor") CONVEYS AND SPECIALLY WARRANTS unto the KLAMATH TRIBES, A FEDERALLY RECOGNIZED SOVEREIGN INDIAN NATION("Grantee") the tract of land lying and being situated in Klamath County, Oregon, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property").

This conveyance is made and accepted subject to the exceptions set forth on Exhibit "B", attached hereto and made a part hereof for all purposes (the "Permitted Exceptions").

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

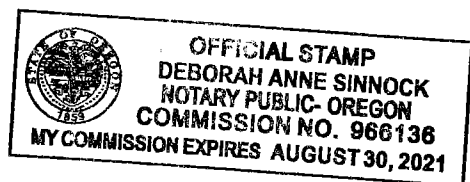
DATED as of Dec 18, 2019.

GRANTOR:

Judy L. Blomquist
Judy L. Blomquist, Trustee of the Survivors
Trust under the Blomquist Family Trust
UAD March 9, 2004

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This record was acknowledged before me on Dec. 18, 2019, by JUDY L. BLOMQUIST, TRUSTEE OF THE SURVIVORS TRUST UNDER THE BLOMQUIST FAMILY TRUST UAD MARCH 9, 2004.



Deborah Anne Sinnock
Notary Public for Oregon
My commission expires: 8-30-21

EXHIBIT A
Legal Description

Parcel 1 of Land Partition No. 80-05 Being a Re-plat of Parcel 3 of Land Partition No. 24-04, situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

EXHIBIT B
Permitted Exceptions

1. Taxes assessed under Code No. 001 Account No. 765283 Map No. 3809-01800-00600
2. City liens, if any, of the City of Klamath Falls.
3. Special Assessment disclosed by the Klamath tax rolls:
For: Northside Drainage District

4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: The United States of America

Recorded: February 21, 1952

Volume: 253, page 60 assessed under Code No. 001 Account No. 765283 Map No. 3809-01800-00600

5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company

Recorded: September 22, 1966

Volume: M66, page 9453

6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: The City of Klamath Falls

Recorded: October 30, 1995

Volume: M95, page 29674

7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: PacifiCorp, a corporation dba Pacific Power & Light Company

Recorded: February 2, 1996

Volume: M96, page 3114

8. Easements as shown on the Partition Plat No. 80-05.

9. Order of Dedication, including the terms and provisions thereof,

Recorded: January 30, 2006

Volume: M06, page 1782

10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: July 20, 2007

Instrument No.: 2007-012882

11. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
12. Rights of tenants under existing leases or tenancies....