

Amertitle
MIC 358617

2020-004928

Klamath County, Oregon

04/17/2020 11:46:40 AM

Fee: \$107.00

**THE DOCUMENTARY TRANSFER TAX IS \$0 (NONE)
(THIS TRANSFER EXEMPT PURSUANT TO REVENUE AND TAXATION CODE 11922)**

After recording return to: and send tax statements to:

U. S. Fish and Wildlife Service
Region 8, Realty Division
2800 Cottage Way, Suite W-1832
Sacramento, CA 95825

AREA: Klamath Marsh NWR
TRACT NO: (10)
APN(S): See Legal Description

WARRANTY DEED

WESTERN RIVERS CONSERVANCY, An Oregon nonprofit public benefit corporation, GRANTOR for and in consideration of the sum of FOUR MILLION, TWO HUNDRED THOUSAND Dollars (\$4,200,000.00), cash in hand paid to it by the UNITED STATES OF AMERICA, GRANTEE, and receipt of which is hereby acknowledged, by these presents does hereby GRANT, SELL, AND CONVEY unto the UNITED STATES OF AMERICA, and unto its assigns forever, the following described lands lying in the County of Klamath, and State of Oregon, containing 2,201.6 acres, more or less, being more particularly described as follows:

SEE EXHIBIT "A & B" Attached hereto and made a part hereof

TOGETHER WITH all buildings and improvements thereon and all water rights appurtenant thereto and all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

The Grantor covenants and conveys to the United States of America the fee simple title to the above-described land subject to existing easements for public roads and highways, public utilities, railroads and pipelines and subject to other outstanding rights, if any, of record in third parties.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the UNITED STATES OF AMERICA, and unto its assigns forever; and Grantor, for itself, its successors and assigns, does hereby covenant with the Grantee and its assigns that the Grantor is lawfully seized and possessed of the herein described property in fee simple; that the same is free and clear of all encumbrances (except for covenants, and restrictions of record, if any, and/or described in this Warranty Deed); that the Grantor has the right to sell and convey said property; that the Grantor Warrants, specially and generally, the title and quiet enjoyment of the

property; that the Grantor, its successors and assigns will forever defend the same unto the Grantee and its assigns against all lawful claims and demands thereof by others and will issue such further assurances as the Grantee and/or its assigns may request.

The acquiring federal agency is the Department of the Interior, United States Fish and Wildlife Service.

The Grantor further remises, releases, and forever quitclaims to the UNITED STATES OF AMERICA and its assigns, all right, title, and interest which the Grantor may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing, or in any appropriate water rights appurtenant to, the said land hereby conveyed, and also all interest in and to any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting, adjoining, or appurtenant to said land, and in any means of ingress or egress appurtenant thereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seals this 9th day of April, 2020.

WESTERN RIVERS CONSERVANCY, an Oregon nonprofit public benefit corporation,

BY: [Signature] L.S.
SUE DOROFF, President

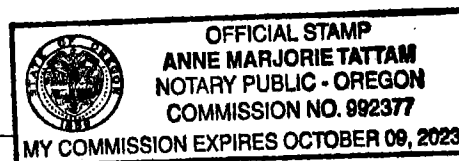
ACKNOWLEDGMENT

State of Oregon }
 } ss
County of Multnomah }

On this 9th day of April, in the year 2020, before me, Anne Marjorie Tattam, a Notary Public in and for said state, personally appeared Sue Doroff, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed same, as President of Western Rivers Conservancy.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

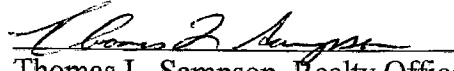
AT
Notary Public for the State of Oregon
Residing at: 7150 Oak St. SE 100 Portland OR 97204
Commission Expires: October 9, 2023



CERTIFICATE OF ACCEPTANCE
State of California Government Code Section 27281

This is to certify that the Secretary of the Interior, acting by and through his authorized representative, the Realty Officer, Pacific Southwest Region, U.S. Fish and Wildlife Service, hereby accepts on behalf of the United States of America, the real property described within the Warranty Deed and consents to recordation thereof.

Date: April 1, 2020


Thomas L. Sampson, Realty Officer
U.S. Fish and Wildlife Service
Pacific Southwest Region

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

A PARCEL OF LAND LOCATED IN SECTIONS 8, 9, 10, 11, 16, 17, 18, 19, 20, AND 21, TOWNSHIP 30 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, ALSO KNOWN AS PARCEL 2 OF LAND PARTITION 18-98 AS RECORDED IN THE DEED VOLUMES OF KLAMATH COUNTY, OREGON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 7, 8, 18 & 17, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°50'33" WEST 1319.91 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 7 AND 8, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°29'27" EAST 5311.86 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 8 AND 9, SAID TOWNSHIP AND RANGE, THENCE NORTH 00°05'38" EAST 1326.08 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 8 AND 9; THENCE SOUTH 89°08'01" EAST 2635.16 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 9; THENCE SOUTH 00°09'55" WEST 2650.03 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 9 AND 16, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°00'48" WEST 5277.74 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 16 AND 21, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°01'37" EAST 2632.45 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 89°20'39" WEST 1318.29 FEET TO THE CENTER-WEST 1/16 CORNER OF SAID SECTION 21; THENCE SOUTH 00°06'28" EAST 1318.36 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 21; THENCE SOUTH 89°23'53" EAST 1316.42 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 21; THENCE SOUTH 00°01'37" EAST 1317.10 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 21 AND 28, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°27'07" WEST 2629.08 FEET TO THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28 AND 29, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°41'09" WEST 666.98 FEET TO THE EAST-EAST 1/64 CORNER COMMON TO SAID SECTIONS 20 AND 29; THENCE NORTH 00°07'18" WEST 2641.86 FEET TO THE CENTER-EAST-EAST 1/64 CORNER OF SAID SECTION 20; THENCE NORTH 89°27'31" WEST 1991.75 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 00°04'43" EAST 2636.38 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°31'05" WEST 2643.31 FEET TO THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°06'20" WEST 2633.63 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20; THENCE NORTH 89°35'10" WEST 2636.13 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 19; THENCE NORTH 00°11'53" EAST 2646.51 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 18 AND 19, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°01'32" WEST 2644.75 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'07" EAST 1319.05 FEET TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 00°02'27" EAST 2644.16 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 7 AND 18, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°16'09" EAST 1322.12 FEET TO THE POINT OF BEGINNING ALSO KNOWN AS UNSURVEYED PARCEL 2 OF LAND PARTITION 18-98, SAID LAND PARTITION BEING SITUATED IN SECTION 8, 9, 10, 11, 16, 17, 18, 19, 20 AND 21 IN TOWNSHIP 30 SOUTH RANGE 10 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

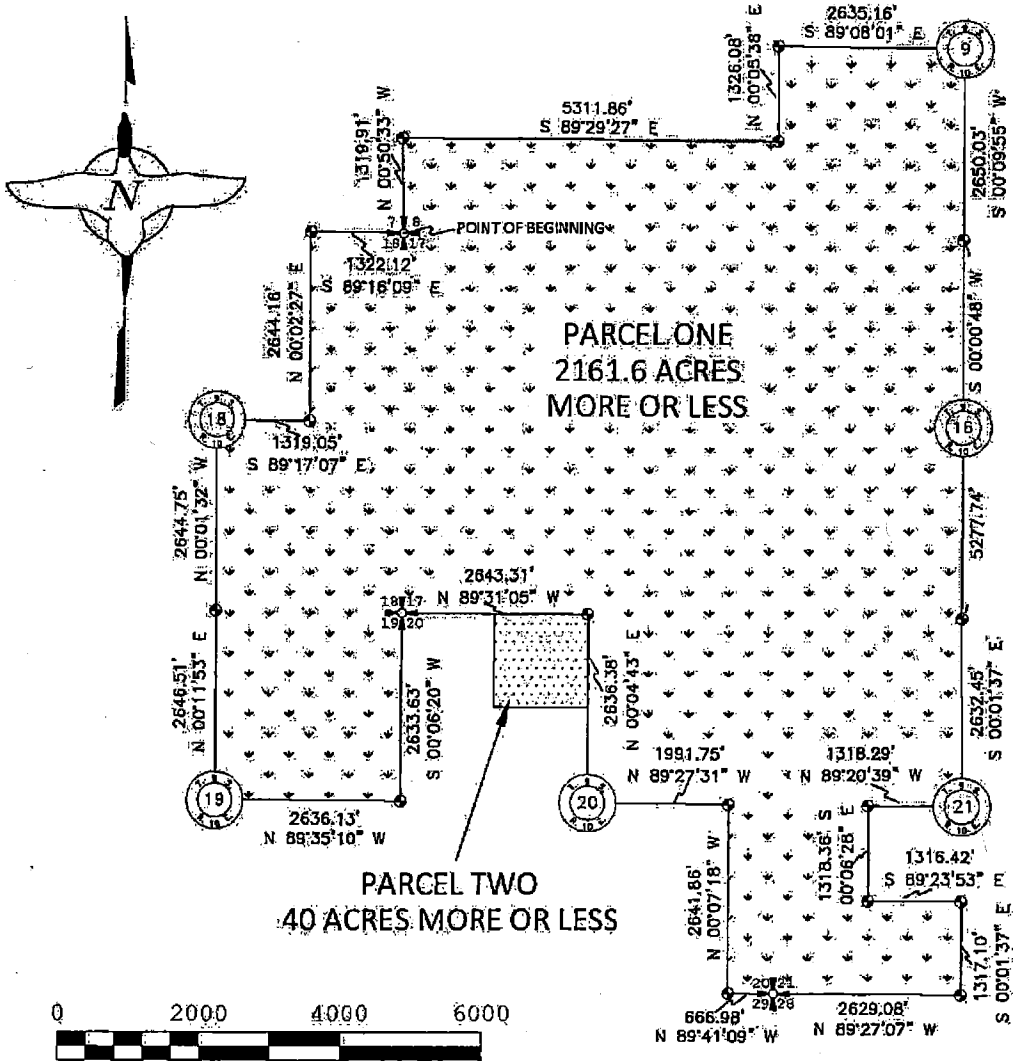
PARCEL TWO:

NE1/4 NW1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXHIBIT B (MAP)

EXHIBIT B SECTIONS 8, 9, 16, 17, 18, 19, 20 AND 21 TOWNSHIP 30 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN

NOTE: THIS SKETCH MAP CREATED FROM DESCRIPTIONS, MAPS,
AND PLATS OF RECORD. THIS IS NOT A BOUNDARY SURVEY.



U.S. FISH & WILDLIFE SERVICE
PACIFIC SOUTHWEST REGION
DIVISION OF REALTY
2800 COTTAGE WAY
SACRAMENTO, CALIFORNIA
(916) 978-4629

KLF TRACT (10)

KLAMATH MARSH NATIONAL WILDLIFE REFUGE
KLAMATH COUNTY, OREGON

DRAWN BY: JMH	SCALE: 1" = 2000'	SHEET
CHECKED: KWN	DATE: 02/13/2020	1 OF 1



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2020-4

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

Western Rivers Conservancy

Grantee

United States of America

Signed on (date)

April 8, 2020

and for consideration of

\$ 4,200,000.00

Assessor's signature

Date

4-8-2020

150-310-411 (Rev. 10-15)

Legal Description:

R-3010-02000-00100

R-3010-02000-00200

R-3010-00000-01500