



2020-006583
Klamath County, Oregon
05/29/2020 10:32:09 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jason Woodman
PO Box 137
Merrill, OR 97633

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

Jason Woodman
PO Box 137
Merrill, OR 97633

File No. 287311AM

STATUTORY WARRANTY DEED

Pope Ranch Properties, LLC, an Oregon Limited Liability Company ,

Grantor(s), hereby convey and warrant to

Jason Woodman,

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:

PARCEL 1:

That portion of the NE1/4 NE1/4 of Section 9, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of the right - of - way of The Dalles - California Highway and North of the Burlington Northern Railroad.

Excepting therefrom all that portion described as follows:

A parcel of land situated in the NE1/4 of Section 9, Township 41 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at an aluminum cap marking the Northeast corner of Section 9, Township 41 South, Range 11 East, Willamette Meridian; thence along the East line of said Section 9, South 00°10'03" West, 593.85 feet more or less to the Southerly right of way line of the Merrill-Malin Highway #50; thence along the Southerly right of way of said highway South 65°19'14" East, 177.51 feet; thence leaving said Southerly right of way South 26°26'13" West, 364.92 feet more or less to the East line of said Section 9 and the point of beginning of this description; thence along the East line of said Section 9 South 00°10'03" West, 406.94 feet to the Northerly right of way line of the Burlington Northern Railroad; thence along the Northerly right of way of said railroad North 61°49'52" West, 180.19 feet; thence leaving said Northerly right of way North 26°26'13" East, 359.47 feet to the East line of said Section 9 and the point of beginning.

Together with all that portion described as follows:

A parcel of land situated in the NW1/4 of Section 10, Township 41 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at an aluminum cap marking the Northwest corner of Section 10, Township 41 South, Range 11 East, Willamette Meridian; thence along the West line of said Section 10, South 00°10'03" West, 593.85 feet more or less to the Southerly right of way line of the Merrill-Malin Highway #50 and the point of beginning of this description; thence along the Southerly right of way of said highway South 65°19'14" East, 177.51 feet; thence leaving said Southerly right of way South 26°26'13" West, 364.92 feet more or less to the West line of said Section 10; thence along the West line of said Section 10 North 00°10'03" East, 400.88 feet to the point of beginning.

PARCEL 2:

That portion of the NW1/4 NE1/4 of Section 9, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said NW1/4 NE1/4; thence South 10 chains; thence West 2 rods and 20 links; thence North 10 chains; thence East 2 rods and 20 links to the point of beginning.

Excepting therefrom any portion thereof lying within the boundaries of the Great Northern Railway Company right-of-way.

And excepting therefrom that portion thereof lying within the boundaries of the Dalles-California Highway (State of Highway 50).

The true and actual consideration for this conveyance is \$380,000.00.

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:

87.1

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 28 day of May, 2020.

Pope Ranch Properties, LLC, an Oregon limited liability company

By: [Signature]

Lynn R. Pope, Manager

By: [Signature]

Lyleen K. Pope, Manager

State of Oregon} ss
County of Klamath}

On this 28 day of May, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Lynn R. Pope, Manager and Lyleen K. Pope, Manager as Pope Ranch Properties, LLC and Oregon Limited Liability Company known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: [Signature]

