

Recording Requested By:  
Land Equities Inc.  
2728 W. Main St. STE 105  
Medford, Oregon 97501

**2020-010690**  
Klamath County, Oregon  
08/26/2020 10:02:00 AM  
Fee: \$97.00

When Recorded Mail Document  
And Tax Statements To:  
Cathy Rowley  
49385 NW Peacock Lane  
Forest Grove, Oregon 97116

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**Special Warranty Deed**

APN: R314458

Previous Doc. No.: 2018-014677

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LAND EQUITIES INC.** (Grantor), an Oregon corporation, whose address is 2728 W. Main St. STE 105, Medford, Oregon 97501, does hereby convey to **CATHY ROWLEY** (Grantee), whose address is 49385 NW Peacock Lane, Forest Grove, Oregon 97116, the following described real property situated in the County of Klamath, State of Oregon:

SEE Exhibit A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

The true consideration for this conveyance is \$13,000.00. (Here comply with the requirements of ORS 93.030)

APN: R314458

## Exhibit A

### PARCEL 1:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East line of FRONTIER TRACTS, said point being South 0° 36' West a distance of 211.1 feet from the center 1/4 corner of said Section 10; thence South 89° 24' West a distance of 100 feet to an iron pin; thence North 0° 36' East a distance of 50.0 feet to an iron pin; thence North 89° 24' East a distance of 100.0 feet to an iron pin on the East line of Frontier Tracts; thence South 0° 36' West along the East line of Frontier Tracts a distance of 50.0 feet, more or less, to the point of beginning.

### PARCEL 2:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East line of FRONTIER TRACTS, said point being South 0° 36' West a distance of 261.1 feet from the center 1/4 corner of said Section 10; thence South 89° 24' West a distance of 100.0 feet to an iron pin; thence North 0° 36' East a distance of 50.0 feet to an iron pin; thence North 89° 24' East a distance of 100.0 feet to an iron pin on the East line of Frontier Tracts; thence South 0° 36' West along the East line of Frontier Tracts a distance of 50.0 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, dated November 14, 1955, recorded November 21, 1955 in Book 279 at page 249, Deed Records, in favor of The California Oregon Power Co., for right of way over NE 1/4 NE 1/4 SW 1/4.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**Signature Page to Follow**

**APN: R314458**

DATED: August 25, 2020

Land Equities Inc., an Oregon corporation

Elizabeth M. Therault

Elizabeth M. Therault, Secretary

STATE OF OREGON )

) ss.

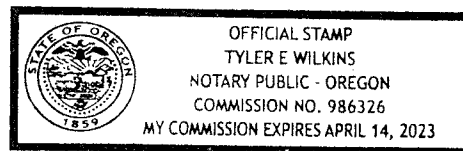
COUNTY OF JACKSON )

On AUGUST 25, 2020, before me, the undersigned Notary Public, personally appeared Elizabeth M. Therault, personally known to me (or 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.

WITNESS my hand and official seal.

My Commission Expires: 04-14-2023

Tyler E Wilkins  
Notary Public



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