



THIS SPACE RESERVED FOR

2020-012239  
Klamath County, Oregon  
09/25/2020 10:15:00 AM  
Fee: \$97.00

After recording return to:  
South Suburban Sanitary District  
2201 Laverne Ave  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
South Suburban Sanitary District  
2201 Laverne Ave  
Klamath Falls, OR 97603  
File No. 358485AM

STATUTORY WARRANTY DEED

Sandra L. Chapman, Trustee under the Chapman Living Trust, dated 12/4/2000, as to Parcels 1 and 2;  
Sandra L. Chapman, Trustee, under the Chapman Living Trust, dated December 4, 2000, as to Parcels 3, 4  
and 5;  
Jason J. Chapman, as to Parcel 6,  
Grantor(s), hereby convey and warrant to

South Suburban Sanitary District, a Special Service District of Klamath County for the State of Oregon,  
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:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is \$5,500,000.00.  
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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 23 day of Sept., 2020

Chapman Living Trust

By: Sandra L. Chapman  
Sandra L. Chapman

[Signature]  
Jason J. Chapman

State of Oregon } ss  
County of Klamath }

On this 23 day of September, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Sandra L. Chapman, Trustee of the Chapman Living Trust and Jason J. Chapman, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. 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: 12/17/2021

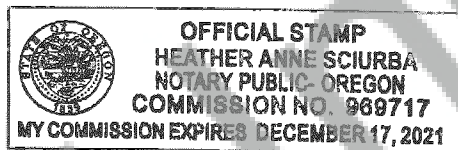


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

The NW1/4 of the NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion lying within North Poe Valley Highway, County Road 978.

EXCEPT those portions conveyed to United States of America by deed recorded July 23, 1912 in Volume 37, page 479, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM:

Commencing at the Section corner common to Section 17, 18, 19 and 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, Oregon; thence along the North line of the NW1/4 NW1/4 of said Section 20, To the W1/16 corner of said Section 20, North 89°42'43" East, 1338.59 feet; thence along the East line of said NW1/4 NW1/4 of Section 20, South 00°11'31" East, 801.05 feet to a point on the Northerly right of way line of North Poe Valley Road, said point bears North 53°32'43" West, 15.95 feet from a curve point as monumented by county survey number 1447; thence South 00°11'31" East, 75.85 feet, to the Southerly right of way line of said North Poe Valley Road and to the True Point of Beginning; thence along said Southerly right of way line, along a 458.37 foot radius curve to the left through a central angle of 3°42'24" an arc distance of 29.65 feet (the chord of which bears North 51°40'25" West, 29.65 feet); thence continuing along said Southerly right of way line, North 53°33'37" West, 421.74 feet; thence leaving said Southerly right of way, South 31°09'32" West, 650.78 feet, to the Northwesternly right of way line of K.I.D. E Canal described in Deed recorded July 23, 1912, Volume 37 page 479; thence Southeasterly along said right of way line to its intersection with the South line of the NW1/4 NW1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW1/4 NW1/4; thence North 00°11'31" East along the East line of said NW1/4 NW1/4 to the Southwesterly right of way line of North Poe Valley Road to the true point of beginning.

PARCEL 2:

The SE1/4 SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Parcel 2 of Land Partition 34-99, situated in the E1/2 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Government Lot 4 and the S1/2 S1/2 of Section 7, the SW1/4 SW1/4 of Section 8, the W1/2 of Section 17, Section 18, and Government Lots 1 and 2 and the NW1/4 of Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT a tract of land being a portion of Parcel 2 of Land Partition 34-99 situated in the SE1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Section 12; thence West 201 feet to the West line of said Parcel 2; thence North along the said West line 260 feet; thence East 201 feet to the East line of said Section 12; thence South 260 feet, more or less to the point of beginning.

PARCEL 4:

Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon:

Section 19: Lots 3,4,5 and 6, SE1/4 NW1/4, NE1/4, NE1/4 SE1/4

EXCEPT those portions conveyed to United States of America, by deed recorded July 23, 1912 in Volume 37, page 479, Deed Records of Klamath County, Oregon.

PARCEL 5:

A tract of land situated in the SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

All that portion of the NE1/4 SE1/4 of Section 18 lying Southwesterly of North Poe Valley Road.

PARCEL 6:

The W1/2 SE1/4 of Section 12; and beginning at a point 861.3 feet West of the Southeast corner of Section 12, thence North parallel to the East boundary of Section 12 to the North Poe Valley County Road, thence West 458.7 feet to the West boundary of the E1/2 SE1/4, then South on said boundary to the South boundary of Section 12, thence East to the point of beginning.

ALSO that portion of Section 12 beginning at a point 201 feet West of the Southeast corner of Section 12, thence North along the West boundary of the U.S.B.R. E-1 lateral and continuing North to the North Poe Valley County Road, thence West 660.3 feet, thence South on a line parallel to the Eastern boundary line of Section 12 to the South boundary of Section 12, thence East to the point of beginning; all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH that portion deed by recorded January 9, 2007 as 2007-000381, pursuant to Property Line Adjustment 31-06 described as follows:

Page 4 Statutory Warranty Deed

Escrow No. 358485AM

A tract of land being a portion of Parcel 2 of "Land Partition 34-99", situated in the SE1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Section 12; thence West 201 feet to the West line of said Parcel 2; thence North, along the said West line 260 feet; thence East 201 feet to the East line of said Section 12; thence South 260 feet, more or less, to the point of beginning, containing 1.2 acres, more or less.

The N1/2 NE1/4 and that portion of Government Lot 1 of Section 13, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northeast corner of Lot One (1), Section 13, Township 39 South, Range 10 East of the Willamette Meridian, ; thence West along the North line of said Lot One (1) 500 feet; thence south to Lost River; thence Southeasterly along said river to the Southeast corner of said Lot One (1), thence North along the East line of said Lot One (1) to the point of beginning.

LESS AND EXCEPTING from above those lands deeded to the United States by deed recorded July 3, 1912 in Volume 37 Page 414, deed recorded July 8, 1912 in Volume 37 Page 419, deed recorded April 23, 1913 in Volume 39 Page 168, deed recorded May 3, 1932 in Volume 97 Page 288, deed recorded January 16, 1933 in Volume 99 Page 355, all in Deed records of Klamath County, Oregon

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