



2020-015008

Klamath County, Oregon

11/17/2020 10:12:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

the Erika and Michael Mountanos Family Trust dated
June 29, 2009

3976 Petaluma Hill Road

Santa Rosa, CA 95404

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

the Erika and Michael Mountanos Family Trust dated
June 29, 2009

3976 Petaluma Hill Road

Santa Rosa, CA 95404

File No. 416853AM

STATUTORY WARRANTY DEED

Gregory B. Bulkley and Jacqueline R. Graham, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

**Erika Mountanos and Michael Mountanos, Trustees of the Erika and Michael Mountanos Family Trust dated
June 29, 2009,**

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'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3613-00000-00200 358801

3614-00000-01300 362994

The true and actual consideration for this conveyance is \$1,650,000.00.

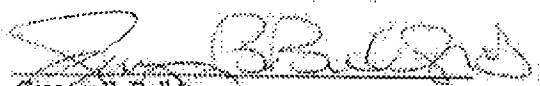

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

Return To:



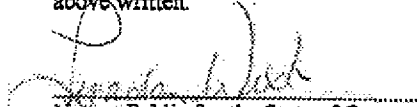
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16th day of November, 2020


Gregory B. Bulkley

Jacqueline R. Graham

State of Oregon } ss
County of Klamath }

On this 16 day of ~~October~~ November, 2020, before me, Lynda West, a Notary Public in and for said state, personally appeared Gregory B. Bulkley and Jacqueline R. Graham, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 1-30-21

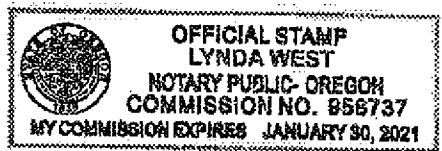


EXHIBIT 'A'

File No. 416853AM

Parcel A:

Parcel 1 of Land Partition 33-09, replat of Parcel 1 of Land Partition 32-04, situated in Section 1, E1/2 E1/2 of Section 2, Township 36 South, Range 13 East of the Willamette Meridian, W1/2 Section 6 and W1/2 Section 7, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. The Unit of land in the foregoing description was created or established by a final land use decision recorded in 2010-004577 on April 15, 2010

EXCEPTING THEREFROM the following

A tract of land situated in Section 1, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows Beginning at a point marked by a 5/8" iron rod from which the SW corner of Government Lot 4, said Township and Range, bears North 88°49'01" West 479.57 feet, thence North 50°20'02" West 7.86 feet, thence South 89°24'33" East 1566.52 feet, thence North 89°34'21" West 112.54 feet to a 5/8" iron rod, thence North 89°38'56" West 968.02 feet to a 5/8" iron rod, thence North 89°28'43" West 479.87 feet to the point of beginning

ALSO EXCEPTING THEREFROM the following described tract of land

Beginning at the Northeast corner of Section 2, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon said corner being marked by a 3" aluminum cap, thence South 01°11'14" West 926.91 feet, thence North 46°11'26" West 478.28 feet to a 5/8" iron rod, thence North 72°14'05" West 327.28 feet to a 5/8" iron rod, thence North 61°52'23" West 710.62 feet to a 5/8" iron rod, thence South 55°10'12" West 37.20 feet to a 5/8" iron rod, thence North 00°22'46" East 187.22 feet to a 5/8" iron rod, thence South 89°46'32" East 1332.03 feet to the point of beginning

Parcel B:

A tract of land situated in Section 1, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows

Beginning at the Southeast corner of Government Lot 1, said Township and Range, said corner being marked by a 5/8" iron rod, thence North 89°24'33" West 3298.30 feet, thence South 89°34'21" East 1498.31 feet to a 5/8" iron rod, thence South 89°16'23" East 1800.00 feet to the point of beginning

ALSO INCLUDING the following described tract of land

Beginning at the Southwest corner of Government Lot 4, said Township and Range, said corner being marked by a 5/8" iron rod, thence North 01°11'14" East 396.74 feet thence South 46°11'26" East 38.32 feet to a 5/8" iron rod, thence South 47°37'18" East 198.48 feet to a 5/8" iron rod, thence South 50°20'02" East 377.93 feet, thence North 89°24'33" West 473.44 feet to the point of beginning