

AmeriTitle Title Only 440299AM

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:
Shepard Investment Group, LLC

GRANTEE'S NAME:
Byron J. Werner and Donna J. Werner,
Trustees of The Werner Family Trust,
dated April 27, 1998

AFTER RECORDING RETURN TO:
Order No.: WT0209541-DMS
The Werner Family Trust, dated April 27, 1998
PO Box 1106
Crescent Lake, OR 97733

SEND TAX STATEMENTS TO:
The Werner Family Trust, dated April 27, 1998
PO Box 1106
Crescent Lake, OR 97733

APN: 144070
Map: 2406-001AA-00300
20040 Hwy 58 and 20007 Crescent Lake Road, Crescent Lake, OR
97733

2021-008856
Klamath County, Oregon
06/04/2021 09:09:01 AM
Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Shepard Investment Group, LLC, an Oregon limited liability company, Grantor,

conveys and warrants to

Byron J. Werner and Donna J. Werner, Trustees of The Werner Family Trust, dated April 27, 1998, Grantee,

the following described real property, free and clear of encumbrances except as specifically set forth below,
situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND
AND NO/100 DOLLARS **(\$300,000.00)**. (See ORS 93.030), which is paid to or by a qualified intermediary
pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**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**

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 3, 2021

Shepard Investment Group, LLC
BY: [Signature]
Ryan Thompson
President

State of OREGON
County of LANE

This instrument was acknowledged before me on June 3, 2021 by Ryan Thompson, as President for Shepard Investment Group, LLC.

[Signature]

Notary Public - State of Oregon

My Commission Expires: 10.1.24



EXHIBIT "A"
Legal Description

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows: Beginning at a point bearing South 89°16'02" East along the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1, a distance of 125.00 feet from the Northwest corner of said South 1/2 thence, South 0°03'56" West, a distance of 92.38 feet to a 5/8" rebar, thence North 74°47'26" East a distance of 20.62 feet to a 5/8" rebar, thence South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar, on the North right-of-way of Crescent Lake Road (State Highway 429), thence North 74°00'56" East along the said right-of-way, a distance of 238.05 feet to the Southwesterly right-of-way line of the Willamette Highway (State Highway 58), thence North 16°19'55" West along said right-of-way, a distance of 107.12 feet more or less to the North line of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1 thence North 89°16'02" West along said North line, a distance of 241.50 feet more or less to the Point of Beginning of this description.

EXHIBIT "B"
Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

Agreement, including the terms and provisions thereof,
Recorded: June 26, 1950
Volume: 239, page 624, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: May 3, 2001
Volume: M01, page 20277