

Arnett Duncan
Returned at Counter

2021-012794

Klamath County, Oregon



00286007202100127940040048

08/20/2021 12:55:32 PM

Fee: \$97.00

WHEN RECORDED RETURN TO:

Nubia Rodriquez
17072 W. Indian School Road
Goodyear, AZ 85395

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

Nubia Rodriquez
17072 W. Indian School Road
Goodyear, AZ 85395

SPECIAL WARRANTY DEED

This transfer is exempt pursuant to Oregon Revenue and Taxation Code 11925


ARNOTT K. DUNCAN III and KATHLEEN A. DUNCAN, as Tenants in the entirety ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to Aguila G Boys-FH592, LLC, an Oregon limited liability company, all of Grantor's right, title and interest in that certain real property, together with all of Grantor's interest, if any, in any improvements and fixtures located thereon, and all rights and appurtenances pertaining thereto, situated in Klamath County, Oregon, and legally described as follows:

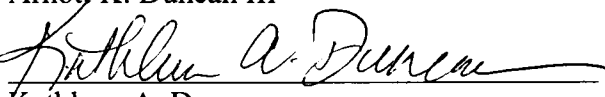
See attached Exhibit A

SUBJECT to all taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters which an accurate survey of the property or a physical inspection of the property would disclose, Grantor warrants the title against the acts of Grantor and none other.

[SIGNATURES ON FOLLOWING PAGE]

DATED as of the 20 day of AUGUST, 2021.




Arnott K. Duncan III


Kathleen A. Duncan

STATE OF OREGON)
) ss.
County of Klamath)

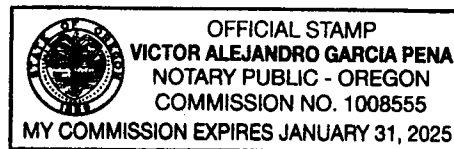
The foregoing instrument was acknowledged before me this 20 day of August 2021, by Arnott K. Duncan III.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



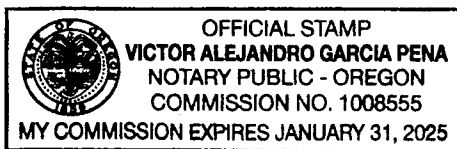
Notary Public

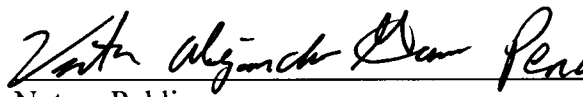
STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 20 day of August 2021, by Kathleen A. Duncan.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public

Description of document this notarial certificate is being attached to:	
Type/Title	Special Warranty Deed
Date of Document	_____, 2021
Number of Pages	2
Add'l. Signers (other than those named in the notarial certificate)	None

EXHIBIT 'A'

PARCEL 1

S1/2 NE1/4 NW1/4 of Section 9, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The East half of NE1/4 SE1/4 and East half of SE1/4 SE1/4 of Section 9, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the Merrill-Whitelake Highway.

PARCEL 3

W1/2 E1/2 SE1/4, S1/2 NE1/4, NW1/4 NE1/4, SE1/4 NW1/4 of Section 9, all in Township 41 South, Range 10 East of Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the Merrill-Whitelake Highway.

PARCEL 4

SW1/4 Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the Merrill-Whitelake Highway or Merrill Pit Road.

Also described as: Unsurveyed Parcel 1, Land Partition 9-20 situated in the SW1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and recorded January 11, 2021 as Instrument No. 2021-000446, Klamath County, Records.

PARCEL 5

The West 1/2 of the SW1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

The SE1/4 of the SW1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said tract lying Northeasterly of a line described as follows:

Commencing at the Northeast corner of the SE1/4 of the SW1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence Westerly along the 1/16 Section line, 660 feet, more or less, to the point of beginning of said described line; thence Southeasterly 933 feet, more or less, to a point on the 1/16 Section line 660 feet South of the Northeast corner of the SE1/4 of the SW1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, terminating said line.

PARCEL 7

The following described real property in Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point 1000 feet East of the East quarter corner of Section 9; thence North parallel to the North-South center section line of Section 10, 250 feet; thence East parallel to the East-West center section line to the West line of the SE1/4 NW1/4; thence North along the West line of the SE1/4 NW1/4 600 feet; thence East parallel to the East-West center section line to the East line of the SE1/4 NW1/4; thence South along the East line of the SE1/4 NW1/4 850 feet to the Southeast corner; thence West along the center section line to the point of beginning.

PARCEL 8

A portion of land in the SW1/4 NW1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, and more particularly described as follows:

The South 250 feet of the Westerly 1,000 feet of the SW1/4 NW1/4 of said Section 10, containing 5.73 acres, more or less. There is also granted with this deed a right of way 30 feet in width from the present County road to the above described property, said right of way being the Southerly 30 feet of a portion of the NW1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 9

The North 1/2 of the NE1/4 of the NW1/4 of Section 9, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.