



THIS SPACE RESERVED FOR

2021-017342
Klamath County, Oregon
11/19/2021 08:36:01 AM
Fee: \$97.00

After recording return to:

Mitchell D. Cain

24551 Hwy 140 E

Dairy, OR 97625

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

Mitchell D. Cain

24551 Hwy 140 E

Dairy, OR 97625

File No. 416641AM

STATUTORY WARRANTY DEED

Bruce Michael Broaddus,

Grantor(s), hereby convey and warrant to

Mitchell D. Cain,

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 EXHIBIT "A" ATTACHED HERTO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$240,000.00.

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:

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 17th day of Nov., 2021.


Bruce Michael Braddus

State of OR } ss
County of KLAMATH }

On this 17th day of Nov, 2021, before me, DEBORAH ANNE SINNOCK a Notary Public in and for said state, personally appeared Bruce Michael Braddus, 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 OR
Residing at: KLAMATH CO
Commission Expires: 7-29-25

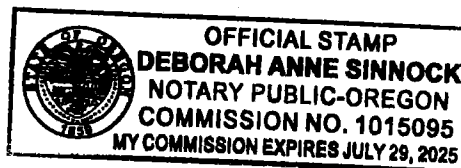


EXHIBIT "A"

416641AM

Parcel 1:

Those portions of Lots 29B, 30B and all of 39B, 40B and 49B, together with vacated streets and alleys in East Bonanza, Klamath County Oregon, lying South of Lost River, lying within boundaries as follows:

Beginning at the Northeast corner of the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian; thence South along the East line of said SE1/4 a distance of 630 feet, more or less to a point on the center line of the South Channel of Lost River, which is the point of beginning of this description; thence South along the said East line of said SE1/4 a distance of 1140 feet, more or less, to a point on the said line due East 30 feet from the Southeast corner of Lot or Tract No. 49B according to the plat filed January 9, 1907 of East Bonanza; thence Westerly along South line of the said Lot or Tract No. 49B, a distance of 600 feet, more or less to the Southwest corner of the said Lot or Tract No. 49B; thence Northerly along the West line of said Lot or Tract No. 49B and along the West line of Lots 40B, 39B, 30B, and Lot 29B, according to the above said plat to the point on the center line of the main channel of said Lost River; thence Southeasterly along said center line of the main channel of said Lost River, South of the island located in the said river to the point of beginning.

Parcel 2:

Beginning at the Southeast corner of the Tract No. 49A as originally platted in East Bonanza, according to the duly recorded plat of said East Bonanza, and being situated in the SE1/4 of Section 10 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South line of said Tract 49A a distance of 104.5 feet; thence North at right angles 209.0 feet; thence East and parallel with the South line of said Tract 104.5 feet; thence South along the East line of said Tract 209.0 feet to the point of beginning.

Parcel 3:

A portion of the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, formerly part of East Bonanza or Shook's Addition, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, which is West 600 feet along the East and

West center line of Section 10 aforesaid and South parallel with the Easterly line of said Section 10, 125 feet from the quarter section corner common to Sections 10 and 11, Township 39 South, Range 11 East said point of beginning is the Southeast corner of that certain tract of land described in deed from John S. Shook et ux to J.L. Sparretorn recorded in Volume 55, page 586, Deed Records of Klamath County, Oregon; thence along the Southerly boundaries of land described in said deeds, South 80°12' West 705.3 feet to the Southeast corner of that certain Tract of land more particularly described in that certain deed to Lula Sparks and Jonah Sparks, which deed is dated December 2, 1929 and recorded in Volume 88, page 336, Deed Records of Klamath County, Oregon;

thence Southwesterly along the center or thread of the main or South channel Lost River 1460 feet, more or less to a point 30 feet Northeast or upstream from the center of Lost River bridge Langell Valley Market Road, which is also known as Klamath County Market Road No. 3 or the Bonanza-Lorella North Road; thence Southeasterly and Easterly along the Northerly boundary of said Market Road to its intersection with the Easterly line of vacated Tract No. 49A of East Bonanza; thence Northerly along the Westerly line of the land described in that certain deed to William Wood recorded in Volume 95, page 589, Deed Records of Klamath County Oregon 1655 feet, more or less to the point of beginning, being a portion of the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County Oregon.

EXCEPTING THEREFROM a tract of land more particularly described as follows:

Beginning at a point on the North line of Langell Valley Market Road where said line intersects the Westerly line of vacated Tract 49B in East Bonanza in Klamath County; thence North 209 feet along the Westerly line of said vacated Tract 49B; thence West 627 feet; thence South to the North line of said road above described; thence Southeasterly and Easterly along the North line of said road to the point of beginning.