



THIS SPACE RESERVED FOR

2022-000542  
Klamath County, Oregon  
01/14/2022 08:50:01 AM  
Fee: \$92.00

After recording return to:

Ernest Fegles and Tina Fleming-Fegles

31261 Hwy 97

Chiloquin, OR 97624

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

Ernest Fegles and Tina Fleming-Fegles

31261 Hwy 97

Chiloquin, OR 97624

File No. 515695AM

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### STATUTORY WARRANTY DEED

**Mazama Properties, L.L.C., a Limited Liability Company as to Parcel 1 and  
Mazama Properties, L.L.C., an Oregon Limited Liability Company as to Parcel 2,**

Grantor(s), hereby convey and warrant to

**Ernest Fegles and Tina Fleming-Fegles, as Tenants by the Entirety,**

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 \$50,000.00.

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:

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HEB

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 12<sup>th</sup> day of January, 2022.

Mazama Properties, LLC  
By Spring Creek Properties Inc.

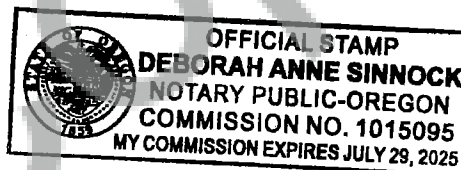
By: Sharon Breen  
Sharon Breen, President

State of Oregon} ss.  
County of Klamath}

On this 12<sup>th</sup> day of January, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Sharon Breen. Known or identified to me to be the partner(s) of the Spring Creek Properties Inc, an Oregon Corporation as Member of Mazama Properties LLC an Oregon limited Liability Company. Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 7/29/25



## EXHIBIT "A"

### PARCEL 1:

A tract of land situated in Government Lot 17 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East line of the SE1/4 of said Section 28, as established by Survey No. 146 of the Klamath County Surveyor's Records, said 1/2 inch iron pin being North 2,038.92 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing North 186.08 feet to a 1/2 inch iron pin; thence West 660.16 feet to a 1/2 inch iron pin on the Easterly line of that tract of land as described in Deed Volume M80 at page 5100, as recorded in the Klamath County Deed Records; thence along said Easterly line, South 08° 42' 03" East 188.25 feet to a 1/2 inch iron pin; thence East 631.38 feet to the point of beginning.

### PARCEL 2:

A tract of land situated in Government Lot 17, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East line of the SE1/4 of said Section 28, as established by Survey No. 146, of the Klamath County Surveyor's records, said 1/2 inch iron pin being North 2225.00 feet from the Southeast corner of said Section 28, as established by said Survey No. 146; thence continuing West 660.16 feet to a 1/2 inch iron pin on the Easterly line of that tract of land as described in Deed Volume M80, page 5100, Microfilm Records of Klamath County, Oregon; thence along said Easterly line, North 08° 42' 03" West 358.35 feet to a 5/8 inch iron pin on the agreement line as shown on Survey No. 3360, as recorded in the office of the Klamath County Surveyor, and as recorded in Deed Volume 295, page 366, Deed Records of Klamath County, Oregon; thence South 89° 00' 23" East, along said agreement line, 717.47 feet to a 5/8 inch iron pin on the East line of said SE1/4 from which the East 1/4 corner of said Section 28, as established by said Survey No. 146, bears North 12.85 feet; thence South 341.84 feet to the point of beginning, more or less, with Survey No. 3479 as recorded in the office of the Klamath County Surveyor, being the basis of bearings and reference for this description