

2022-001406

Klamath County, Oregon

02/02/2022 03:23:01 PM

Fee: \$102.00

GRANTOR:

Taylor E. High

GRANTEE:

Taylor E. High, Trustee,

Taylor E. High Inheritance Trust

Dated January 22, 2019.

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE FOLLOWING:

Taylor E. High, Trustee

17301 S. Poe Valley Road

Klamath Falls, OR 97603

AFTER RECORDING, RETURN TO:

Hurley Re PC

Andrew C. Balyeat

747 SW Mill View Drive

Bend, OR 97702

WARRANTY DEED

Taylor E. High, Grantor, conveys and warrants to Taylor E. High, Trustee of the Taylor E. High Inheritance Trust dated January 22, 2019, Grantees, the following described real property in Klamath County, Oregon:

A Tract of land situated in the E1/2E1/2 of Section 13, T39S, R10EWM, and the N1/2SW1/4, of Section 19, T39S, R111/2 EWM, Klamath County, Oregon.

Beginning at a railroad spike, marked L.S. 658, on the center line of the South Poe Valley Road from which the corner common to Sections 13 and 24 bears S64°57'52W 490.58 feet; thence N06°38'27"E 423.32 feet to a 5/8 inch iron pin with a Tru-Line Surveying plastic cap on the southerly bank of the spring ditch; thence North to Lost River; thence Southeasterly along Lost River to the Northwesterly corner of that tract of land described in Volume M86, pages 8496 and 8497 of the Klamath County Deed Records; thence South to the north SE1/4SW1/4 of said Section 19; thence westerly along said north line to the center line of South Poe Valley Road; thence northwesterly along said center line to the point of beginning.

RESTRICTIONS:

1. This property is subject to the following restrictions as indicated on a Bargain and Sale Deed recorded on September 19, 1994 in Volume 94, Page 29524. Grantees Taylor E. High and Betty J. High and their successors are restricted from transferring the real property described above unless it is contemporaneous with the transfer of the following described real property:

Lots Seven (7) and Eight (8) of Section 19; NW1/4NW1/4 of Section 29; NE ¼, and N1/2 SE1/4 of Section 30, all Township 39 South, Range 11 ½ East of Willamette Meridian.

Saving and Excepting from said premises that portion thereof heretofore conveyed to the United States of America, described in deed of record in Vol. 37 at page 589, Deed Records of Klamath County, Oregon.

Subject to easements granted to the California Oregon Power Company, described in instruments of record in Deed Records of Klamath County, Oregon. Also subject to mortgage lien in favor of The United States National Bank of Portland (Oregon), dated June 15, 1951, recorded June 16, 1951, in Book 139, Page 622, Mortgage Records of Klamath County, Oregon, which easements and which said mortgage the grantees herein assume and agree to observe, respect and pay as part consideration for this conveyance.

The intent of this restriction is that the two parcels shall henceforth be contiguous and in the same ownership.

2. Reserving to Grantors, Gary L. Voight and Shirley R. Voight, the right to irrigate grantors' adjacent property described in Exhibit 1 attached hereto and incorporated herein by reference, together with an unrestricted right of access upon the property conveyed hereby to construct, reconstruct and maintain irrigation and/or drainage ditches or canals upon such locations as grantors or their successors may deem appropriate for the benefit of the property described in Exhibit 1.

Reserving the grantors Gary L. Voight and Shirley R. Voight as and an appurtenance to the property described in Exhibit 1 as restriction upon any construction as follows: No portion of any house appurtenance or outbuilding shall be less than 100 yards from the easterly property line of the property described in Exhibit 1.

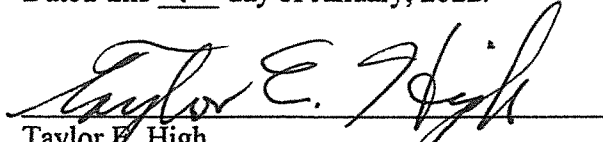
The true consideration for this conveyance is Estate Planning.

The above-described property is free of encumbrances except those items of record, if any, as of the date of this deed.

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

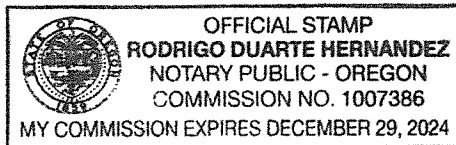
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2
TO 7, CHAPTER 8, OREGON LAWS 2010.

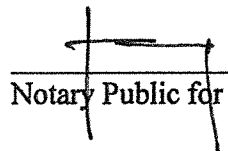
Dated this 6 day of January, 2022.


Taylor E. High

STATE OF OREGON)
) ss.
COUNTY OF ~~DESCHUTES~~)
 KANAWA

The foregoing instrument was acknowledged before me on January 6, 2022, by Taylor E. High.




Notary Public for Oregon

PARCEL 1

LEGAL DESCRIPTION

The Easterly 634 feet of Government Lot 8; all Government Lot 9; the Easterly 634 feet of the NW1/4 SE1/4; the SE1/4 SE1/4; the Easterly 634 feet of the SW1/4 SE1/4; the SE1/4 SE1/4 of Section 13; the SE1/4, the N1/2 NE1/4 of Section 24; the N1/2 NE1/4 Section 25 all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Government Lot 9, Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to Edward E. Jamison and Minnie R. Jamison, being a one-acre parcel, more or less, and being more particularly described as follows:

Beginning at the Southeast quarter of Lot Nine (9) of Section Nineteen (19) in Township Thirty Nine (39) South, Range Eleven and one-half (11 1/2) East of the Willamette Meridian; thence West along the South line of said Lot Nine (9), Two hundred (200) feet; thence North at right angles to the South line of said Lot Nine (9) to Lost River, thence Southeastly up Lost River to the place of beginning.

Government Lot 10, Section 19; Government Lots 3 and 4, the SE1/4 SW1/4 of Section 30; Government Lot 1; the NE1/4 NW1/4; the SW1/4 of the NE1/4; the SE1/4 of the NW1/4 of Section 31, all in Township 39 South, Range 11 1/2 East of Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM those portions lying within the boundaries of canals and ditches conveyed to the United States by instruments recorded in Volume 38, page 518 and Volume 38, page 519, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a tract of land situated in Government Lot 9 and the SE1/4 SE1/4 of Section 13, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and in Government Lots 9 and 10 of Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the centerline of the South Poe Valley Road from which the Southeast corner of said Section 13 bears South 64 degrees 57' 32" West 490.58 feet; thence North 06 degrees 38' 27" East 443.42 feet to the center of the Spring ditch; thence Northwesterly, 35' 22" West 1210.00 feet from the last said point; thence North 59 degrees 36' 45" East 894.13 feet to a point that bears North 03 degrees 36' 45" East 894.13 feet to a 5/8" iron pin with Tru-Line surveying plastic cap; thence North 36 degrees 57' 20" West 118.91 feet to a 5/8" iron pin with Tru-Line surveying plastic cap; thence North 14 degrees 23' 40" East 406.75 feet to a 5/8" iron pin with Tru-Line surveying plastic cap; thence continuing North 14 degrees 25' 40" East 5 feet, more or less, to the Mean High Water Line, of Lost River, thence Southeasterly, along said Mean High Water Line, to a point on the West line of that tract of land in Government Lot 9 of said Section 19, described in Deed Volume M86 pages 8496 and 8497; thence Southerly, along said West line, to the Southwest corner of said tract; thence Westerly, along the South line of said Government Lot 9, to a point on the centerline of said South Poe Valley Road; thence Northwesterly, along said centerline, to the point of beginning. With bearings based on Recorded Survey No. 4098, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3910 00000 02300 3910 00000 02500 3910 00000 02600 3910 01300 00700 (portion) 3911 00000 06500 3911 00000 06600 3911 01800 00400 (portion) 3911 03000 00400

PARCEL 2

A tract of land situated in Government lot 9 and the SE 1/4 SE 1/4 of Section 13, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and in Government lots 9 and 10 of Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the centerline of the South Poe Valley Road from which the Southeast corner of said Section 13 bears South 64 degrees 57' 52" West 490.58 feet; thence North 06 degrees 38' 27" East 443.42 feet to the center of the Spring Ditch; thence Northwesterly, along the center of said Ditch, to a point that bears North 59 degrees 35' 22" West 1250.00 feet from the last said point; thence North 03 degrees 36' 45" East 894.13 feet to a 5/8" iron pin with Tru-Line surveying plastic cap; thence North 36 degrees 57' 20" West 118.91 feet to a 5/8" iron pin with Tru-Line surveying plastic cap; thence North 14 degrees 25' 40" East 406.75 feet to a 5/8" iron pin with Tru-Line surveying plastic cap; thence continuing North 14 degrees 25' 40" East 5 feet, more or less, to the Mean High Water Line, of Lost River, thence Southeasterly, along said Mean High Water Line, to a point on the West line of that tract of land in Government lot 9 of said Section 19, described in Deed Volume 186 pages 8496 and 8497; thence Southerly, along said West line, to the Southwest corner of said tract; thence Westerly, along the South line of said Government lot 9, to a point on the centerline of said South Poe Valley Road; thence Northwesterly, along said centerline, to the point of beginning. With bearings based on Recorded Survey No. 4098 as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3910-01300 00700 (portion) 3911-11900 00400 (portion)

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Joivin & Uerlings
of Sept A.D. 19 94 at 2:38 o'clock P. M. the 19th day
of Deeds and duly recorded in Vol. M94
on Page 29524
FEE \$45.00
By Evelyn Biehn County Clerk