



2022-010046
Klamath County, Oregon
08/17/2022 02:59:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raymond Rohrbacker

24998 McCulley Rd

Malin, OR 97632

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

Raymond Rohrbacker

24998 McCulley Rd

Malin, OR 97632

File No. 551975AM

STATUTORY WARRANTY DEED

Donna J. Hippensteal, General Partner of the Micka-Wells Family Limited Partnership #3, a Washington Limited Partnership,

Grantor(s), hereby convey and warrant to

Raymond Rohrbacker,

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 \$365,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 16 day of August, 2022

Micka-Wells Family Limited Partnership #3

By: Donna J. Hippensteal, Successor Trustee
Donna J. Hippensteal, Successor Trustee of the
Virgil R. Wells Living Trust, dated September 1, 1995,
General Partner

State of Washington } ss
County of Pierce }

On this 16 day of August, 2022, before me, Lenna Dee Noyes, a Notary Public in and for said state, personally appeared Donna J. Hippensteal, Successor Trustee of the Virgil R. Wells Living Trust, dated September 1, 1995, General Partner of the Micka-Wells Family Limited Partnership #3, 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.

Lenna Dee Noyes
Notary Public for the State of Washington
Residing at: Puyallup
Commission Expires: 11/17/2022

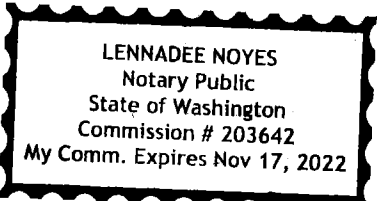


EXHIBIT 'A'

PARCEL 1:

A parcel of land situate in Government Lot 17 Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin located at the intersection of the Northerly right of way line of the U.S.R.S. "J" Canal and the North line of said Government Lot 17 from which the Northeast corner of said Section 14 bears East, 115.80 feet; thence West along said North line of Government Lot 17, 790.97 feet to a 1/2" iron pin; thence leaving said North line South, 408.51 feet to a 1/2" iron pin on the Northerly right of way line of the said "J" Canal; thence North 61°10'40" East along said right of way line, 712.61 feet to a 1/2" iron pin; thence along the arc of a 682.96 foot radius curve to the right (Delta=15°02'54"; Long Chord=North 68°42'07" East, 178.86 feet), 179.37 feet to the point of beginning.

PARCEL 2:

Government Lots 17 and 18 of Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in Government Lot 17 Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin located at the intersection of the Northerly right of way line of the U.S.R.S. "J" Canal and the North line of said Government Lot 17 from which the Northeast corner of said Section 14 bears East, 115.80 feet; thence West along said North line of Government Lot 17, 790.97 feet to a 1/2" iron pin; thence leaving said North line South, 408.51 feet to a 1/2" iron pin on the Northerly right of way line of the said "J" Canal; thence North 61°10'40" East along said right of way line, 712.61 feet to a 1/2" iron pin; thence along the arc of a 682.96 foot radius curve to the right (Delta=15°02'54"; Long Chord=North 68°42'07" East, 178.86 feet), 179.37 feet to the point of beginning.