

2022-011671

Klamath County, Oregon



00306720202200116710020026

09/28/2022 10:29:57 AM

Fee: \$87.00

Grantor's Name and Address

JAMES E. HUNTINGTON
GAIL HUNTINGTON
PO BOX 56
BEATTY, OREGON 97621

Grantee's Name and Address

SPRAGUE RIVER SPRINGS RANCH, LLC
PO BOX 56
BEATTY, OREGON 97621

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

SPRAGUE RIVER SPRINGS RANCH, LLC
C/O JAMES E. HUNTINGTON
GAIL HUNTINGTON
PO BOX 56
BEATTY, OREGON 97621

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JAMES E. HUNTINGTON AND GAIL HUNTINGTON, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by SPRAGUE RIVER SPRINGS RANCH, LLC, *an Oregon Limited Liability Company*, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

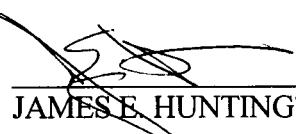
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8th day of September, 2022 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.



JAMES E. HUNTINGTON

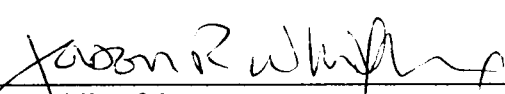


GAIL HUNTINGTON

State of Oregon

County of Jackson

Before me this 8th day of September, 2022, personally appeared JAMES E. HUNTINGTON and GAIL HUNTINGTON, and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public of Oregon
My Commission expires: 12/19/2022

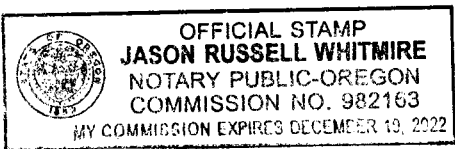


EXHIBIT "A"

PARCEL 1:

The E 1/2 of Section 18 and the NE 1/4 and NE 1/4 of Section 19, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The NW 1/4 of Section 18, and all that land North of the center thread of the Sprague River, in the E 1/2 SW 1/4 of Section 18, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The NE 1/4 of Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion in Brown Cemetery, Klamath County, Oregon, more particularly described as follows:

Lot 32, Section 13, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, designated as the Brown Cemetery, in accordance with the official Bureau of Land Management supplemental plat of survey approved February 9, 1961.

Tax Account No:	3612-01300-00100-000	Key No:	352380
Tax Account No.	3613-00000-04600-000	Key No:	359551
Tax Account No.	3613-00000-04700-000	Key No:	359490
Tax Account No.	3613-00000-04800-000	Key No:	359509
Tax Account No.	3613-00000-04900-000	Key No:	359560
Tax Account No.	3613-018C0-00100-000	Key No:	362574 <i>mm</i>