

2022-012640

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Friends of Train Mountain  
P.O. Box 438  
Chiloquin, OR 97624



00307847202200126400010019

10/24/2022 01:37:07 PM

Fee: \$82.00

SEND TAX STATEMENTS TO:

Fox Landing, LLC  
c/o Don & Ann Bruner-Welch  
P.O. Box 263  
Chiloquin, OR 97624

**SPECIAL WARRANTY DEED**

FRIENDS OF TRAIN MOUNTAIN, an Oregon domestic non-profit corporation, Grantor, conveys and specially warrants to FOX LANDING, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

*A parcel of land situated in Government Lot 25, Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:*

*Commencing at the Southwest corner of Lot 25, Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; proceeding Northerly 250 feet, thence Easterly 660 feet, thence Southerly 250 feet, thence Westerly 660 feet to the point of beginning.*

*SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.*

The consideration for this transfer is THREE HUNDRED EIGHTY THOUSAND AND NO/100THS DOLLARS (\$380,000.00).

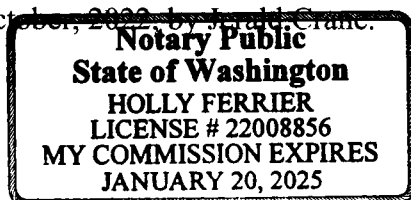
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

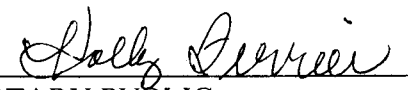
IN WITNESS WHEREOF, the grantor has executed this instrument this 18<sup>th</sup> day of October, 2022.

FRIENDS OF TRAIN MOUNTAIN:

  
Gerald K. Crane, President

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 18<sup>th</sup> day of October, 2022, by Jerald K. Crane.



  
NOTARY PUBLIC  
My Commission expires: January 20, 2025