

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401

CTS923-0111

(COUNTY RECORDING SEAL HERE)

After recording return to: _____

Send all tax statements to: **No Change.**

WARRANTY DEED

JEANETTE L. THOMPSON, Grantor, conveys and warrants to **GONZALO E. MONJE** and **DORA R. MONJE**, Husband and Wife, Grantee, the following described real property situated in **KLAMATH** County, Oregon, to-wit:

See attached **EXHIBIT A** incorporated herein fully by this reference.

Hereinafter the real property shall be referred to as "Property".

The true and actual consideration for this conveyance is **TWO HUNDRED SIXTY-NINE THOUSAND, AND NO/100 DOLLARS (\$269,000.00)**.

The described Property is free of encumbrances created or suffered by the Grantor herein, except:

1. Zoning ordinances, building and use restrictions, easements, covenants, conditions and restrictions of record;
2. Liens or encumbrances attaching as of the date of execution of this Warranty Deed, or which arise by, through or under Grantee; and
3. Conditions and restrictions apparent from a visual inspection of the Property and restrictions and regulations discoverable in the public records of any governmental agency.
4. See attached **EXHIBIT B** for FURTHER EXCEPTION NOS. 8, 9, 10, 11, 12, & 13, incorporated by reference herein as though fully set forth.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

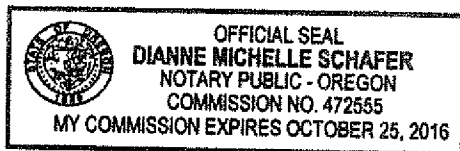
IN WITNESS WHEREOF, the parties have caused this Warranty Deed to be executed as of this 14th day of March, 2014.

GRANTOR:

Jeanette L. Thompson
JEANETTE L. THOMPSON

STATE OF OREGON)
 : SS.
County of Lane)

On the 14th day of MARCH, 2014, this instrument was acknowledged by JEANETTE L. THOMPSON, before me.



[Signature]
Notary Public for OREGON
Seal:

ATTACHMENTS:

EXHIBIT A: Legal Description

EXHIBIT B: Exception Nos. 8, 9, 10, 11, 12, & 13

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A tract of land situated in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 891 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing South 19° 24' East, along the Easterly right of way line of the Dalles-California Highway a distance of 176.8 feet and thence following the arc of a 3° 4' curve to the left a distance of 23.2 feet to an iron pin on the Easterly right of way line of Dalles-California Highway; thence North 70° 36' East a distance of 261.5 feet to an iron pin on the forty line; thence North 0° 32' West along the forty line a distance of 211.4 feet to an iron pin on the Westerly right of way line of the SPRR; thence South 70° 36' West a distance of 330 feet more or less to the point of beginning, being in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

Tax# R-2708-021CC-00700

PARCEL 2:

A tract of land situate in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 1068.4 feet from the Southwest corner of Block 8 of Chemult; thence following the arc of a 3° 04' curve to the left a distance of 23.2 feet to the true point of beginning of the tract herein described; thence continuing on the arc of a 3° 04' curve to the left a distance of 281.1 feet to a point; thence South 28° 43' East a distance of 26 feet, more or less, to the South line of the SW1/4 SW1/4 of said Section, Township and Range; thence East along said South line a distance of 124.2 feet, more or less, to the Southeast corner of the SW1/4 SW1/4 of said Section, Township and Range; thence North along the East line of the said SW1/4 SW1/4, 363 feet to a point; thence South 70° 36' West 261.5 feet, more or less, to the point of beginning.

Tax Lot #R-2708-021CC-00800

PARCEL 3:

A parcel of land lying in the NW1/4 NW1/4 of Section 28, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that deed to the State of Oregon by and through its State Highway Commission, recorded in Book 268 Page 143 of Klamath County Record of Deeds; the said parcel being described as follows:

Beginning on the Northerly line of said NW1/4 NW1/4 at a point 66.96 feet Northeasterly of (when measured at right angles to) the center line of The Dalles-California Highway said point being 125.78 feet Westerly of (when measured along said Northerly line) the Northeast corner of said NW1/4 NW1/4; thence Southeasterly parallel with said centerline to a point opposite Engineer's Station 732+32.60; thence Northeasterly at right angles to said center line 83.04 feet to the Easterly line of said property; thence Northwesterly along said Easterly line to said Northerly line; thence Westerly along said Northerly line to the place of beginning.

Tax Lot #R-2708-02CC-00800

PARCEL 4:

A parcel within the SE1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Southwest corner of the SE1/4 SW1/4 of said Section 21; thence North 00° 00' 31" East, 564.73 feet to a point of the Western right of way of the Southern Pacific Railroad; thence Southeasterly along said Western right of way, 599.0 feet to the South line of the SE1/4 SW1/4 of said Section 21; thence South 89° 35' 33" West along said South line 206.26 feet to the point of beginning.

Tax Lot #R-2708-02100-00600

EXHIBIT B

FURTHER EXCEPTIONS

8. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

9. Mineral reservation as contained in Deed:
Reserving: All minerals, rocks, ores, oils, except pumice
Reserved By: James R. Thorpe
Recorded: February 5, 1941
Recording Information: Volume 135 Page 269, deed records of Klamath County, Oregon

NOTE: The mineral interest reserved or excepted above has not been examined and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

10. Easement, including terms and provisions contained therein:
Recording Information: Volume 362 Page 539, deed records of Klamath County, Oregon
In Favor of: Cascade Natural Gas Corporation, a natural gas distribution company

11. Covenants, conditions and restrictions contained in Deed.
Executed by: State of Oregon by and through its State Highway Commission
Recorded: December 22, 1972
Recording Information: Volume M72 Page 14801, records of Klamath County, Oregon

12. Limited access provisions contained in Deed to the State of Oregon, by and through State Highway Commission recorded December 22, 1972 in Volume M72 Page 14801, records of Klamath County, Oregon Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

13. Klamath County Forestland Classification Committee Order, including terms and provisions thereof.
Recorded: February 19, 2013 as 2013-001802, records of Klamath County, Oregon