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2023-005355
Klamath County, Oregon
06/30/2023 12:50:02 PM
Fee: \$92.00

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

GRANTOR'S NAME:

Loren W. Little and Laura E. Little, as Tenants by the Entirety, as to
Parcels 5 and 6, Loren Little and Laura E. Little, as Tenants by the
Entirety, as to Parcels 1, 2 and 3 and Loren Little and Laura Little,
as Tenants by the Entirety, as to Parcel 4

GRANTEE'S NAME:

Claire McEachern and Warner L. Mandeville

AFTER RECORDING RETURN TO:

Order No.: 470323086194-EV
Claire McEachern and Warner L. Mandeville, as tenants by the
entirety
3648 Decker Canyon Rd
Malibu, CA 90265

SEND TAX STATEMENTS TO:

Claire McEachern and Warner L. Mandeville
3648 Decker Canyon Rd
Malibu, CA 90265

28888 Highway 97 N, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Loren W. Little and Laura E. Little, as Tenants by the Entirety, as to Parcels 5 and 6, Loren Little and Laura E. Little, as Tenants by the Entirety, as to Parcels 1, 2 and 3 and Loren Little and Laura Little, as Tenants by the Entirety, as to Parcel 4, Grantor, conveys and warrants to Claire McEachern and Warner L. Mandeville, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Exhibit "A" Attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION FIVE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$1,540,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/29/23

Loren W Little
Loren W. Little

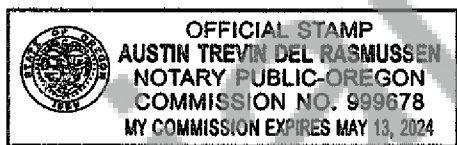
Laura E Little
Laura E. Little

State of OREGON
County of JACKSON

This instrument was acknowledged before me on 06/29/23 by Loren W. Little and Laura E. Little, also knows as Loren Little and Laura E. Little and Loren Little and Laura Little.

Austin Trevin Del Rasmussen
Notary Public - State of Oregon

My Commission Expires: 05/13/24



Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Government Lot 10, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the North one-half of Government Lots 13 and 14, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being all of the North one-half of said Government Lots 13 and 14, EXCEPTING the following described tract of land:

Beginning at the Northwest corner of said Government Lot 13 as marked by a fence corner, said point being 84 feet East of the centerline of State Highway No. 427; thence Easterly along the North line of said Government Lot 13 a distance of 384 feet, more or less, thence leaving said North line and following an existing fence line: South 08 degrees West 154 feet; South 24 degrees East 123 feet and South 08 degrees East 80 feet, more or less, to the South line of the North one-half of said Government Lot 13; thence Westerly along said line 378.7 feet more or less, to the Southwest corner of the North one-half of said Lot 13; thence Northerly along the West line of said Government Lot 13 to the point of beginning.

PARCEL 3:

Government Lot 15, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

A tract of land situated in Government Lots 3, 6 and 11 of Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of said Government Lots 3, 6 and 11 of Section 4 lying East of the following described line:

Beginning at a point of the North line of said Government Lot 3, from which the Northwest corner of said Section 4 bears North 89 degrees 37' 01" West 1,649.03 feet; thence South 09 degrees 21' 04" East 2,344 feet, more or less, to a point on the South line of said Government Lot 11, with bearings based on record of Survey #5006 on file at the office of the Klamath County Surveyor.

PARCEL 5:

Government Lots 2 and 7, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

Those parts of Lots 1 and 8, Section 4, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying West of the right of way of Southern Pacific Railroad and South of the right of way of the public road build by the Indian Agency along the North boundary of said Lot 1.