

2023-009078

Klamath County, Oregon

10/20/2023 03:13:01 PM

Fee: \$127.00

575319AM

AFTER RECORDING, RETURN TO:

Jordan Ramis PC
360 SW Bond St., Ste. 510
Bend, OR 97702

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

RCR Holdings LLC
360 SW Bond St., Ste. 510
Bend, OR 97702

This space reserved for Recorder's use

STATUTORY WARRANTY DEED

Cameron A. Curtiss and Leona V. Curtiss, as Co-Trustees of the Cameron A. Curtiss Revocable Trust U/T/A dated August 17, 2007, as to an undivided 60% interest and Leona V. Curtiss and Cameron A. Curtiss, as Co-Trustees of the Leona V. Curtiss Revocable Trust U/T/A dated August 17, 2007, as to an undivided 40% interest as to Parcels 1, 2, 3, and 4 described in **Exhibit A**; and

Cameron A. Curtiss and Leona V. Curtiss, as Co-Trustees of the Cameron A. Curtiss Revocable Trust U/T/A dated August 17, 2007 and Leona V. Curtiss and Cameron A. Curtiss, as Co-Trustees of the Leona V. Curtiss Revocable Trust U/T/A dated August 17, 2007 as to Parcel 5 described in **Exhibit A** (collectively, "**Grantor**"), conveys and warrants to RCR Holdings LLC an Oregon limited liability company ("**Grantee**"):

the real property located in Klamath County, Oregon, and described on the attached **Exhibit A** ("**Property**"), which is made a part hereof by this reference, together with all appurtenant water rights; all easements, licenses, or permits associated with those water rights; and all appurtenant grazing permits and appurtenant leases held by Seller,

free of any deeds of trust, mortgages, liens, and other encumbrances except as specifically set forth on attached **Exhibit B**.

The true consideration for this conveyance is PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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, 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, 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.

GRANTOR:

**Cameron A. Curtiss Revocable Trust
U/T/A dated August 17, 2007, as amended**

By: Cameron A. Curtiss
Cameron A. Curtiss, Co-Trustee

Date: OCT. 20, 2023

By: Leona V. Curtiss
Leona V. Curtiss, aka Jennie L. Curtiss,
Co-Trustee

Date: OCT. 20, 2023

**Leona V. Curtiss Revocable Trust U/T/A
dated August 17, 2007, as amended**

By: Leona V. Curtiss
Leona V. Curtiss, aka Jennie L. Curtiss,
Co-Trustee

Date: OCT. 20, 2023

By: Cameron A. Curtiss
Cameron A. Curtiss, Co-Trustee

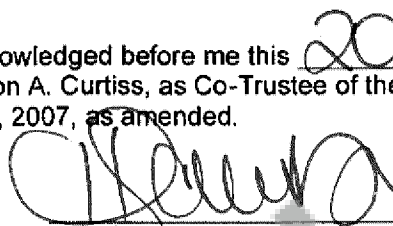
Date: OCT. 20, 2023

ACKNOWLEDGEMENTS

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

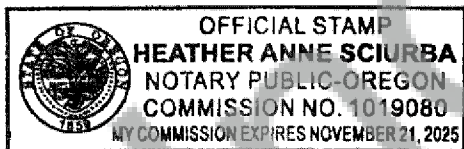
The foregoing instrument is acknowledged before me this 20 day of Oct., 2023, by Cameron A. Curtiss, as Co-Trustee of the Cameron A. Curtiss Revocable Trust U/T/A dated August 17, 2007, as amended.




Notary Public for Oregon
My commission expires: Nov. 21 2025

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

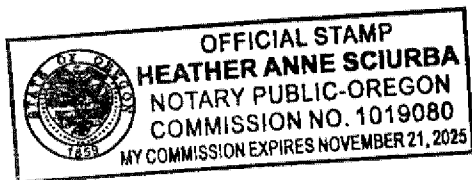
The foregoing instrument is acknowledged before me this 20 day of Oct., 2023, by Cameron A. Curtiss, as Co-Trustee of the Leona v. Curtiss Revocable Trust U/T/A dated August 17, 2007, as amended.

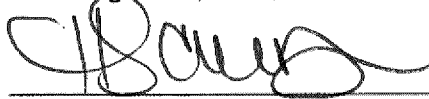



Notary Public for Oregon
My commission expires: Nov. 21 2025

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

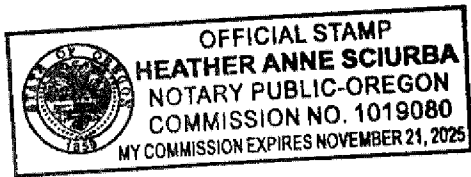
The foregoing instrument is acknowledged before me this 20 day of Oct., 2023, by Leona V. Curtiss, aka Jennie L. Curtiss, as Co-Trustee of the Cameron A. Curtiss Revocable Trust U/T/A dated August 17, 2007, as amended.




Notary Public for Oregon
My commission expires: Nov. 21 2025

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

The foregoing instrument is acknowledged before me this 20 day of Oct., 2023, by Leona V. Curtiss, aka Jennie L. Curtiss, as Co-Trustee of the Leona V. Curtiss Revocable Trust U/T/A dated August 17, 2007, as amended.



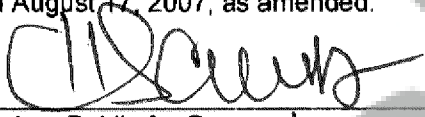

Notary Public for Oregon
My commission expires: Nov. 21 2025

EXHIBIT A
to Statutory Warranty Deed
Legal Description of Property

PARCEL 1:

Parcel 1 of Land Partition 43-01 in Sections 28, 32, 33, and 34 in Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and Sections 3, 4, and 9, including Government Lot 4 in Section 4, in Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Government Lots 2, 3, 7, 8, 12, 13 and 14; SE1/4 NW1/4; NE1/4 SW1/4 and Government Lot 9 lying Southerly and Westerly of the Lake of the Woods Highway.

ALSO Government Lot 1 EXCEPT that portion thereof heretofore conveyed to Weyerhaeuser Timber Company to the State of Oregon by deed dated September 13, 1951, recorded October 3, 1951 in Volume 250, page 175, Deed Records of Klamath County, Oregon.

Section 8: NW1/4 SW1/4; S1/2SW1/4; NE1/4 SW1/4; SE1/4

Section 9: Government Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; N1/2 SW1/4; NW1/4 SE1/4

ALSO that part of the SW1/4 SW1/4 described as follows:

Beginning at the Southwest corner of said SW1/4 SW1/4; thence North along the West line of said SW1/4 SW1/4 to the Northwest corner thereof; thence East along the North line of said SW1/4 SW1/4 to the Northeast corner thereof; thence Southwesterly along a straight line to the point of beginning.

Section 17: N1/2 NW1/4

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation by Warranty Deed recorded December 5, 2003 in Volume M03, page 89160, Microfilm Records of Klamath County, Oregon.

PARCEL 3:

Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Section 21: Government Lot 1

Section 27: Government Lots 1, 2, 3, 4 and 5, SW1/4, SW1/4 SE1/4

Section 28: Government Lots 1 and 2, NE1/4, E1/2 SE1/4, and NW1/4 SE1/4

EXCEPTING the following: Beginning at the Northwest corner of said NW1/4 SE1/4; thence South along the West line of said NW1/4 SE1/4 to the Southwest corner thereof; thence East along the South line of said NW1/4 SE1/4 to the Southeast corner thereof; thence Northwesterly along a straight line to the point of beginning.

Section 33: That portion of Government Lot 1, more particularly described as follows:

Beginning at the Northeast corner of said Section 33; thence West along the North line thereof to the Southwest corner of the SE1/4 SE1/4 of Section 28; thence Southeasterly along a straight line to the Southeast corner of said Government Lot 1; thence North along the East line of said Section 33 to the point of beginning.

Section 34: Government Lot 6, NW1/4 NE1/4, N1/2 NW1/4, SW1/4 NE1/4, SE1/4 NW1/4, The East 60 feet of the E1/2 SW1/4, that portion of the SW1/4 NW1/4, more particularly described as follows:

Beginning at the Northwest corner of said SW1/4 NW1/4; thence Southeasterly along a straight line to the Southeast corner of said SW1/4 NW1/4; thence North along the East line of said SW1/4 NW1/4 to the Northeast corner thereof; thence West along the North line of said SW1/4 NW1/4 to the point of beginning.

PARCEL 4:

A parcel of land situated in the N1/2 of the N1/2 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which bears North 89° 10' 48" West 60.00 feet from the N1/4 corner of said Section 3; thence South 01° 12' 43" East 699.28 feet to the North line of Eagle Ridge Road; thence along the North line of Eagle Ridge Road 152.28 feet along the arc of a 307.03 feet radius curve to the left, the long chord of which bears North 43° 46' 29" East 150.73 feet and having a delta angle of 28° 25' 04"; thence 307.71 feet along the arc of a 480.00 foot radius curve to the right, the long chord of which bears North 47° 55' 52" East 302.47 feet and having a delta angle of 36° 43' 51"; thence 64.33 feet along the arc of a 110.00 radius curve to the right, the long chord of which bears North 83° 03' 05" East 63.42 feet and having a delta angle of 33° 30' 36"; thence leaving the North line of Eagle Ridge Road North 00° 09' 31" East 374.12 feet to a point on the North line of said Section 3; thence along the North line of said Section 3 at a bearing of North 89° 10' 48" West 407.63 feet to the point of beginning; with bearings based on County Survey 6076.

PARCEL 5:

Parcel 1 of Land Partition 10-13 situated in the SW1/4 of Section 34, Township 36 South, Range 7 East of the Willamette Meridian, and the NW1/4 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, recorded August 15, 2013 in Volume 2013-009390, Microfilm Records of Klamath County, Oregon.

**EXHIBIT B
to Statutory Warranty Deed**

Permitted Exceptions to Title
(Numbered to correspond to the AmeriTitle
Preliminary Title Report Order No. 575319AM Revision 10)

1 - 21. Intentionally Deleted.

22. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

23. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.

24. Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge

25. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol

26. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol

27. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Klamath Lake, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Klamath Lake.

All matters arising from any shifting in the course of Klamath Lake including but not limited to accretion, reliction and avulsion.

28. Any difference in the mean high water line of the Klamath Lake and the meander line as shown by government survey.

29. Reservation of Oil, gas, minerals, or other resources, including the terms and provisions contained therein, in deed from The Long-Bell Lumber Company.

Recorded: December 30, 1927

Volume: 79, page 282

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Statement of Claim by International Paper Company, a corporation, for Mineral Interest created in said document,

Recorded: August 5, 1986

Volume: M86, page 13766

30. Agreement relating to raising and lowering water levels of Klamath Lake, subject to the terms and provisions thereof, dated September 15, 1937, recorded in Volume 112, page 233, Deed Records of Klamath County, Oregon between D.E. Alexander and Lucille D. Alexander, his wife, first parties, and The California Oregon Power Company, a corporation, second party, and California-Oregon Power Company, a corporation, third party.

31. Agreement, by and between Weyerhaeuser Timber Company and The California Oregon Power Company for control and regulating the water of Upper Klamath Lake, and release from damages, recorded in Volume 141, page 619, Deed Records of Klamath County, Oregon.
(Affects NE1/4 NW1/4 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.)

32. Intentionally deleted.

33. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: California Oregon Power Company

Recorded: May 17, 1956

Volume: 283, page 206

34. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: California Oregon Power Company

Recorded: May 17, 1956

Volume: 283, page 208

35. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: California Oregon Power Company

Recorded: July 7, 1956

Volume: 285, page 6

36. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: California Oregon Power Company

Recorded: June 5, 1957

Volume: 292, page 128

37. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Recorded: June 4, 1958

Volume: 299, page 607

38. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Recorded: June 29, 1964

Volume: 354, page 184

39. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Recorded: May 11, 1965

Volume: 361, page 337

40. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company

Recorded: June 20, 1967

Volume: M67, page 4665

41. Intentionally Deleted.

42. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: July 30, 1993

Instrument No.: M93, page 18860

43. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: June 5, 1995

Volume: M95, page 14735

44. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: May 13, 1996

Volume: M96, page 13684

45. Intentionally deleted.

46. Intentionally deleted.

47. Ingress and Egress Easements as shown on the Partition Plat No. 43-01.

48. Intentionally deleted.

49. Intentionally deleted.

50. Intentionally deleted.

51. Intentionally Deleted.

52. Reservation of Mineral Rights, including the terms and provisions contained therein, in Minerals Quitclaim Deed,

Recorded: January 5, 2022

Instrument No.: 2022-000148

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

53. Intentionally deleted.

54. Intentionally deleted.

55. Intentionally Deleted.

56. Reservation of Oil, gas, minerals, or other minerals, including the terms and provisions contained therein, in deed from Weyerhaeuser Company, a Washington corporation.

Recorded: December 21, 2007

Instrument No.: 2007-021337

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

57 - 74. Intentionally deleted.

75. Reservations, Restrictions and Easements as shown on the Partition Plat No. 43-01.