



**THE DOCUMENTARY TRANSFER TAX IS \$0 (NONE)**

After recording return to:

U.S. Fish and Wildlife Service  
Region 8, Realty Division  
2800 Cottage Way, Suite W-1832  
Sacramento, CA 95825

AREA: Klamath Marsh NWR  
TRACT NO: (47),

**WARRANTY DEED**

THIS DEED is made this 30th day of January, 2024, between **SAMUEL J. STAFFORD**, Grantor, and the **UNITED STATES OF AMERICA**, Grantee, and its assigns.

The **GRANTOR**, for and in consideration of **Four Million Seven Hundred Seventy Thousand Dollars and Zero Cents (\$4,770,000.00)**, the receipt and sufficiency of which is hereby acknowledged, does **GRANT, CONVEY and WARRANT** unto the **UNITED STATES OF AMERICA**, and its assigns forever, all that tract of land in the Klamath County, Oregon, containing **3,201.00 acres**, more or less, being more particularly described as follows, to-wit:

***SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART THEREOF***

The acquiring federal agency is the U.S. Department of the Interior, U.S. Fish and Wildlife Service, and said described lands are acquired for administration under authority of the Migratory Bird Conservation Act of Feb 18, 1929.

TOGETHER WITH all the Grantor's rights appurtenant to the property and all rights inherited with the property, including all water rights, easements, and minerals, thereunto belonging or in any way appertaining, to the Grantee and its assigns.

ALSO, the Grantor further remises, releases, and forever quitclaims to the Grantee and its assigns, all right, title, and interest which the Grantor may have in and to water rights, banks, beds, and waters of any stream or river bordering or traversing, or in any appropriative water rights appurtenant to, the said land hereby conveyed, and also all interest in and to any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting, adjoining, or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

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102 anto.

The Grantor, for himself, his heirs, executors, and administrators, do covenant with the Grantee and its assigns, that they are lawfully seized in fee simple of the above-granted real property, has a good and lawful right and power to sell and convey the same, and that the same is free and clear of all encumbrances, except as shown above. The Grantor will forever WARRANT AND DEFEND the title to the above granted lands and premises and the quiet and peaceable possession of the Grantee and its assigns against the lawful claims of all persons.

**SAMUEL J. STAFFORD,**

  
Samuel J. Stafford

State OF Oregon }  
 } ss.  
County of Deschutes }

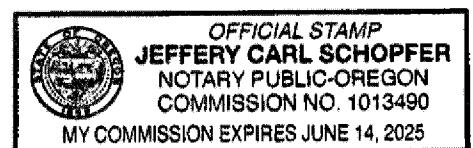
*IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal  
the day and year in this certificate first above written.*

the day and year in this certificate just above written

Notary Public for the State of CA

Residing at: Deeds County

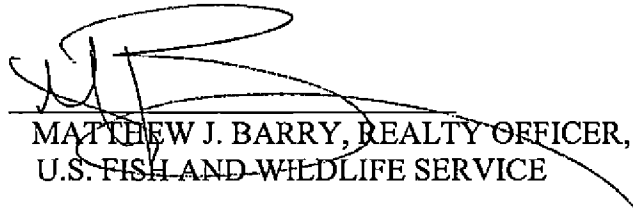
Commission Expires: 6/1/25 (SEAL)



## CERTIFICATE OF ACCEPTANCE

This is to certify that the Secretary of the Interior, acting by and through his authorized representative, the Realty Officer, U.S. Fish and Wildlife Service, hereby accepts on behalf of the United States of America, the real property described within the Warranty Deed and consents to recordation thereof.

Date January 30, 2024

  
MATTHEW J. BARRY, REALTY OFFICER,  
U.S. FISH AND WILDLIFE SERVICE

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**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**Tract 47**

**Parcel 1:**

The S1/2 of the N1/2; the N1/2 of the S1/2; the S1/2 of the SW1/4 and the SW1/4 of the SE1/4 of Section 25, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2 of the NW1/4 of Section 36, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 2:**

The SE1/4 of Section 19, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4; E1/2 of the W1/2; Government Lots 1, 2, 3 and 4 of Section 30, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 of the W1/2 of Section 29, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 3:**

The NE1/4 of Section 30, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 4:**

Parcel 3 of Land Partition 44-05 situated in Section 18, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 5:**

The South half of Section 14, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County Oregon, EXCEPTING THEREFROM the SW1/4 thereof.

**Parcel 6:**

All of Section 24, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2 of the N1/2 of Section 25, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 7:**

The SE1/4 of the SE1/4; Government Lots 1 and 2; the SE1/4 of the SW1/4; and the SW1/4 of the SE1/4 of Section 13, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 8:**

Government Lot 4 of Section 18, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 9:**

The E1/2 of the W1/2 and Government Lots 1, 2, 3 and 4 of Section 19, Township 30, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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