

2024-002672

Klamath County, Oregon



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04/10/2024 12:02:25 PM

Fee: \$87.00

THIS STATE RESERVED FOR RECORDERS USE

After recording return to:  
Klamath Valley Lake Properties LLC  
PO box 7362  
Klamath Falls, OR 97602

Until a change is requested all tax statements shall  
be sent to the following address:  
Klamath Valley Lake Properties LLC  
PO box 7362  
Klamath Falls, OR 97602

### STATUTORY WARRANTY DEED

**Modoc Point Lake Property LLC, an Oregon Limited Liability Company**, Grantor(s), hereby convey and warrants to:  
**Klamath Valley Lake Properties LLC, an Oregon Limited Liability Company**, Grantee(s), and grantee's heirs,  
successors and assigns the following described real property free of encumbrances created or suffered by the Grantor,  
except as specifically set forth herein, situated in the County of Klamath and State of Oregon:

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the  
date of this deed and those shown below, if any:

The following described real property in Klamath County, Oregon:

A tract of land situated in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath  
County, Oregon, more particularly described as follows:

Beginning at a 1-inch iron pipe on the Westerly boundary of Modoc Point, a platted subdivision in Klamath  
County, Oregon, which is South 85°30' West 30 feet and North 71°51' West (North 71°45' West by plat)  
120.02 feet from the Northwesterly corner of Lot 26 in said Modoc Point; thence West 93.32 feet to a 5/8 inch  
iron pin marking the true point of beginning of this description; thence North 01°06' 15" East 870.04 feet to a  
5/8 inch iron pin in the centerline of State Secondary Highway No. 427 as constructed; thence North  
55°33' 15" West along said Highway centerline 630.61 feet to a 5/8 inch iron pin; thence South 14°55'45"  
West 528.77 feet to a 5/8 inch iron pin; thence South 05°13' 15" West 553.13 feet to a 5/8 inch iron pin; thence  
continuing South 05°13' 15" West to the Northerly shore line of Upper Klamath Lake; thence Southeasterly  
along said shore line to a point East of the true point of beginning; thence East to a 5/8 inch iron pin being  
located West 244.79 feet from the true point of beginning; thence East 244.79 feet to the true point of  
beginning of this description.

The above described tract of land being subject to the following described easement:

Beginning at a point on the Easterly line of above described tract of land, said point being North 01°06' 15" East  
a distance of 669.04 feet from the true point of beginning, said point being the apparent centerline of an existing  
railroad spur grade 21 feet in width; thence North 65°32'27" West along said centerline to the Westerly line of  
said described tract of land.

EXCEPTING from the above described land any portion lying within the limits of the State Secondary Highway.  
TOGETHER WITH a strip of land twenty-one (21) feet in width, being 10.5 feet each side of, measured at right  
angles to the following described centerline situated in Section 15, Township 36 South Range 7 East of the  
Willamette Meridian, Klamath County, Oregon.

Returned at Counter  
Rose Varnum

Beginning at the Northwesterly corner of Lot 26, Modoc Point, a platted subdivision in Klamath County, Oregon; thence South 85°30' West a distance of 30 feet to a 3/8 inch iron pin; thence North 71°51' West (North 71°45' West by plat) a distance of 120.20 feet to a one inch iron pipe on the Westerly boundary of said Modoc Point subdivision; thence West 93.32 feet to a 5/8 inch iron pin; thence North 01°06'15" East a distance of 668.81 feet to the True Point of Beginning of this description, said point being South 01°06'15" West a distance of 201.23 feet from the 5/8 inch iron pin in the centerline of State Secondary Highway No. 427; thence South 65°04'15" East a distance of 306.18 feet to the point of tangency of a ten degree curve to the right (the central angle is 53°51'); thence Southeasterly along the arc of said curve to the intersection with the Westerly right-of-way line of the Southern Pacific Company Railroad.

The true and actual consideration for this conveyance is \$0.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, 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 170 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, 194.3-1 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.

Dated this 10<sup>th</sup> day of April, 2024

Modoc Point Lake Property LLC

By:

W. Shannon Hamilton, Member

State of Oregon} ss  
County of Klamath}

On this 10<sup>th</sup> day of April, 2024, before me, Rose Marie Varnum, a Notary Public in and for said state personally appeared W. Shannon Hamilton, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed same:  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rose Marie Varnum  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
My Commission Expires: March 18, 2025

