



MTC 052005um/64032

GRANTOR NAME AND ADDRESS:
Geneva A. Smith, Trustee

2024-008298
Klamath County, Oregon
09/23/2024 09:06:02 AM
Fee: \$92.00

GRANTEE NAME AND ADDRESS:
John Randall Bath and
Jeani Louise Bath
13798 E Langell Valley Rd.
Bonanza, OR 97623

AFTER RECORDING RETURN TO:
John Randall Bath and Jeani Louise Bath
13798 E Langell Valley Rd.
Bonanza, OR 97623

SEND TAX STATEMENTS TO:
Grantee

SPECIAL WARRANTY DEED

GENEVA A. SMITH, TRUSTEE OF THE GENEVA A. SMITH REVOCABLE LIVING TRUST DATED DECEMBER 21, 1999 (AS SUBSEQUENTLY AMENDED JUNE 27, 2003), Grantor, conveys and specially warrants to JOHN RANDALL BATH and JEANI LOUISE BATH, Husband and Wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

See the attached Exhibit A, Legal Description, incorporated herein by reference as if fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage and fire protection, restrictions, easements, restrictions and rights-of-way of records, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$775,000.00, which is in fulfillment of a certain Land Sale Contract.

DATED this 24th day of November, 2004.

Geneva A. Smith Revocable Living Trust dated December 21, 1999 (as subsequently amended June 27, 2003)

By Geneva A. Smith, Trustee
GENEVA A. SMITH, Trustee

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named Geneva A. Smith and acknowledged the foregoing instrument to be her voluntary act(s) and deed(s).

Before me this 24th day of November, 2004.



Kristi L. Redd
NOTARY PUBLIC FOR

EXHIBIT "A"
LEGAL DESCRIPTION

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 11: NE1/4

EXCEPTING THEREFROM those portions thereof conveyed to The United States of America for the Lorella Lateral and the Lorella Drain by deeds recorded May 29, 1926 in Volume 69, page 605 and 606, Deed Records of Klamath County, Oregon.

Section 12: NW1/4

EXCEPTING THEREFROM that portion thereof conveyed to The United States of America for the E-1 Lateral by deed recorded July 8, 1924 in Volume 64, page 298, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of the USBR Lorella Drain.

Section 1: The W1/2 of the SW1/4

EXCEPTING THEREFROM those portions thereof conveyed to The United States of America for the Bussey Lateral, the Lorella Drain and the Campbell Drain by deed recorded July 8, 1924 in Volume 64, page 299, Deed Records of Klamath County, Oregon, and by deed recorded June 13, 1927 in Volume 75, page 552, Deed Records of Klamath County, Oregon.

Section 2: The SE1/4

EXCEPTING THEREFROM those portions thereof conveyed to The United States of America for the L-2 Lateral and the L-2-A Lateral by deed recorded February 16, 1926 in Volume 69, page 292, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM those portions thereof conveyed to The United States of America for the Lorella Drain by deed recorded May 15, 1926 in Volume 69, page 556, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM a portion of the W1/2 SE1/4 conveyed to Walter Smith and Dorothy Smith, husband and wife, by deed recorded January 13, 1995 in Volume M95, page 961, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

(Legal description continued)

Commencing at the Northwest corner of the SE1/4, said Section 2; thence South along the quarter section line 1450 feet to a point; thence East, parallel to the East - West quarter section line, to a point which is 30 feet West of the centerline of the existing road; thence Northerly, parallel with the centerline of said road; to a point on the quarter section line common to the NW1/4 SE1/4, Section 2, and the SW1/4 NE1/4, said Section 2; thence West along said quarter section line to the point of beginning.

AND FURTHER EXCEPTING THEREFROM those portions thereof lying within the boundaries of East Langell Valley County Road 1211 and Walker Road No. 1225.

TOGETHER WITH a permanent nonexclusive easement for ingress and egress along that certain roadway currently in existence, thirty feet on either side of a center line generally described as follows, to-wit:

"Commencing at a point on the east side of Walker Road which is 396 feet northerly of the southwest corner of the SW 1/4 NE 1/4 of Section 2; proceeding thence in a generally southeasterly direction to a point on the south boundary line of the SW 1/4 NE 1/4 474 feet east of the southwest corner of said SW 1/4 NE 1/4, all in Section 2, Township 40 South, Range 13 EWM."

EXCEPTING THEREFROM a permanent nonexclusive easement to allow for access to the hay sheds located adjacent to the northerly boundary line of the NW 1/4 SE 1/4, Section 2, generally described as follows, to-wit:

"Commencing at a point on the north boundary line of the NW1/4SE1/4 of Section 2, Township 40 South, Range 13 East of the Willamette Meridian, which point is 504 feet easterly from the NW corner of said NW1/4SE1/4; thence generally easterly along the north boundary line of said NW1/4SE1/4 a distance of 321 feet to a point; thence South at a right 90 degree angle a distance of 60 feet to a point; thence generally westerly parallel to and 60 feet distant from said northerly boundary line of said NW1/4SE1/4 a distance of 195 feet to a point; thence generally northwesterly to the point of beginning."