



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

AmeriTitle
70 SW 3rd Avenue
Ontario, OR 97914

MALHEUR COUNTY, OR **2019-3042**
D-ST WD **08/16/2019 01:35:00 PM**
Cnt=1 Pgs=4 **\$107.00**

I, Gayle V. Trotter, County Clerk for Malheur County, Oregon certify that the instrument identified herein was recorded in the Clerk records.

Gayle V. Trotter - County Clerk

Until a change is requested all tax statements shall be sent to the following address:

Christopher James Ray and Anne Rebecca Ray
6144 Molthan Ranch Rd
Ironsides, OR 97908
File No. 290321AM
Consideration: \$00.00

STATUTORY WARRANTY DEED

Daniel J. Danens, Trustee of The Daniel Danens Family Trust u/t/d January 4, 2016, as amended

Grantor(s), hereby convey and warrant to

Christopher James Ray and Anne Rebecca Ray, husband and wife,

Grantee(s), the following described real property in the County of Malheur and State of Oregon free of encumbrances except as specifically set forth herein:

Land in Malheur County, Oregon, as follows:

In Twp. 14 S., R. 39 E., W.M.:

Sec. 28: Government Lot(s) 5, 6 and 7, and the SW1/4, W1/2 SE1/4, SW1/2 SE1/4 SE1/4 and all that portion of Government Lot(s) 2, 3 and 4, and the NW1/4 NW1/4 lying South of the John Day Highway right of way, EXCEPTING THEREFROM the following 4 parcels:

Parcel No. 1:

Beginning at a point on the South right of way line of the John Day Highway, which point is 1,471.6 feet South and 758.6 feet West of the 1/4 corner common to Sections 21 and 28, Twp. 14 S., R. 39 E., W.M.;

Thence N. 71° 08' W., 173.3 feet;

Thence N. 72° 54' W., 344.6 feet;

Thence S. 01° 37' W., 198.7 feet;

Thence S. 70° 06' E., 458.5 feet;

Thence S. 71° 08' E., 313.2 feet;

Thence N. 18° 52' E., 208.7 feet;

Thence N. 71° 08' W., 313.2 feet to the Point of Beginning.

Parcel No. 2:

Commencing at a point on the South right of way line of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Section 28;

Thence S. 76° 11' E., 407 feet to the POINT OF BEGINNING;

Thence N. 76° 11' W., 330 feet;

Thence S. 12° W., 522 feet;

Thence S. 81° E., 170 feet;

Thence N. 10° 30' E., 149 feet;

Thence N. 61° E., 250 feet, more or less, to a point S. 01° 37' W., 198.7 feet from the point of beginning;

Thence N. 01° 37' E., 198.7 feet to the Point of Beginning.

Parcel No. 3:

Commencing at the Northwest corner of Section 28;
Thence South 1,348.4 feet;
Thence East 1,107 feet to the POINT OF BEGINNING;
Thence S. 76° 11' E., 77 feet;
Thence S. 12° W., 150 feet;
Thence N. 77° W., 290 feet;
Thence N. 12° E., 150 feet to the State of Oregon Highway right of way;
Thence S. 77° E., 213 feet to the Point of Beginning.

Parcel No. 4:

Commencing at a point on the South right of way line of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Section 28;
Thence S. 76° 11' E., 77 feet;
Thence S. 12° W., 150 feet to the POINT OF BEGINNING;
Thence S. 12° W., 472 feet;
Thence N. 81° W., 710 feet;
Thence N. 10° 30' E., 569 feet to the South right of way of the John Day Highway;
Thence S. 77° E., 425 feet;
Thence S. 12° W., 150 feet;
Thence S. 77° E., 290 feet to the Point of Beginning.

ALSO, the following described parcel:

Beginning at a point on the North right of way boundary of the John Day Highway, which point is 1,157.5 feet South and 361.75 feet East of the Northwest corner of said Section 28;
Thence N. 05° 09' E., 208 feet, said line running parallel with and 19.5 feet West of the West boundary of the Rawlinson Tract;
Thence N. 87° 34' W., 104 feet;
Thence S. 05° 09' W., 208 feet;
Thence S. 87° 31' E., 104 feet to the Point of Beginning.

AND, a parcel of land in Government Lot(s) 1 and 8 and in the NE1/4 SE1/4 described as follows:

Commencing at the Southwest corner of the said NE1/4 SE1/4;
Thence North, along the said East boundary extended, 1359 feet to the Southerly right of way boundary of the John Day Highway;
Thence S. 71° 30' E., along said right of way, 600 feet;
Thence S. 25° 57' 40" W., 1,299.78 feet to the Point of Beginning.

AND two parcels of land in the NW1/4 NW1/4 described as follows:

Parcel No. 1:

Commencing at a point on the North right of way line of the John Day Highway, which point is 1,165 feet South and 473 feet East of the Northwest corner of said Section 28;
Thence N. 05° 14' E., 208 feet;
Thence N. 86° 11' W., 92 feet;
Thence S. 05° 09' W., 208 feet;
Thence S. 86° 08' E., 92 feet to the Point of Beginning.

Parcel No. 2:

Commencing at a point on the North right of way line of the John Day Highway, which point is 1,165 feet South and 473 feet East of the Northwest corner of said Section 28;
Thence N. 05° 14' E., 104.3 feet;
Thence S. 83° 44' E., 212.3 feet;
Thence S. 07° 19' W., 104.3 feet;
Thence N. 83° 44' W., 208.7 feet to the Point of Beginning.

ALSO that portion of Government Lot 4 and of the NW1/4 NW1/4 of Sec. 28, described as follows:

Commencing at a point on the South right of way boundary of the John Day Highway, which point is 1,348.4 feet South and 1,100.7 feet East of the Northwest corner of said Sec. 28;
Thence S. 76° 11' E., 77 feet;
Thence S. 12° W., 150 feet to the POINT OF BEGINNING;
Thence S. 12° W., 472 feet;
Thence N. 81° W., 710 feet;
Thence N. 10° 30' E., 569 feet to the South right of way boundary of the John Day Highway;
Thence S. 77° E., 425 feet;
Thence S. 12° W., 150 feet;
Thence S. 77° E., 290 feet to the Point of Beginning.

Sec. 29: E1/2 SE1/4 and all that part of Government Lot(s) 1 and 8 lying South and East of a diagonal line running from the Northeast corner of said Government Lot 1 to the Southwest corner of Government Lot 8, EXCEPTING THEREFROM a parcel in Government Lot 4 of Sec. 28 and in Government Lot 1 of Sec. 29, described as follows:

Beginning at a point 34.1 feet South of the Northeast corner of said SE1/4 NE1/4 of Section 29;
Thence S. 88° 13' W., 20.2 feet;
Thence S. 45° W., 425.1 feet;
Thence N. 72° 33' E., 465.9 feet;
Thence N. 00° 11' E., 165.5 feet;
Thence S. 88° 13' W., 124.6 feet to the Point of Beginning.

Sec. 32: E1/2 NE1/4,

Sec. 33: NW1/4 and E1/2.

Sec. 34: NE1/4.

Sec. 35: All that portion lying South of the John Day Highway right of way.

Sec. 36: All that portion lying South of the John Day Highway right of way, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed recorded September 30, 1981, Instrument No. 81-96046, Deed Records.

Land in Malheur County, Oregon, as follows:

In Twp. 14 S., R. 40 E., W.M.:

Sec. 31: All that portion lying South of the John Day Highway right of way, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed recorded September 30, 1981, Instrument No. 81-96046, Deed Records.

Land in Malheur County, Oregon, as follows:

In Twp. 15 S., R. 39 E., W.M.:

Sec. 1: All.

Sec. 2: All.

Sec. 3: All.

Sec. 11: N1/2.

The true and actual consideration for this conveyance is 00.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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.

Dated this 14 day of August, 2019.

The Daniel Danens Family Trust u/t/d January 4, 2016, as amended

Daniel G. Danens Aug 14 2019
Daniel G. Danens, Trustee

State of Minnesota } ss.
County of Lesueur }

On this 14 day of August, 2019, before me, Gary L. Monahan a Notary Public in and for said state, personally appeared Daniel G. Danens known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Daniel Danens Family Trust u/t/d January 4, 2016, as amended, and acknowledged to me that he/she/they executed the same as Trustee.

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

Gary L. Monahan
Notary Public for the State of Minnesota
Residing at: 419 North Main St.
Commission Expires: Lesueur MN 56058

