

04FEB12 PM11:07

WTC-62422KR



Vol M04 Page 08427

After recording return to:
BAR C L, INC., an Oregon corporation
2626 Swan Lake Road
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 02/12/2004 11:07a m
Vol M04 Pg 8427-30
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

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

BAR C L, INC., an Oregon corporation
2626 Swan Lake Road
Klamath Falls, OR 97603

Escrow No. MT62422-KR

STATUTORY WARRANTY DEED

JAMES MERRILEES & BARBARA J. MERRILEES, TRUSTEES OF THE MERRILEES FAMILY TRUST UDA JULY 21, 1998, Grantor(s) hereby convey and warrant to **BAR C L, INC., an Oregon corporation**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

PARCEL 1:

The S1/2 N1/2 and the N1/2 S1/2 of Section 2, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof lying East of State Highway 140 (Klamath Falls-Lakeview Highway) as conveyed to Richard Dixon by Warranty Deed recorded May 11, 2001 in Volume M01, page 21669, Microfilm Records of Klamath County, Oregon;

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of said State Highway 140.

TOGETHER WITH an easement for irrigation pump and pipeline as created by Agreement recorded June 1, 1970 in Volume M70, page 4301, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The SW1/4 NW1/4 and the NW1/4 SW1/4 of Section 3, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Account No.:	3910-00000-00400-000	Key No.:	588233
Account No.:	3910-00000-00400-000	Key No.:	581203
Account No.:	3910-00000-00900-000	Key No.:	588288

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:

The true and actual consideration for this conveyance is **\$290,000.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 11th day of February, 2004.

THE MERRILEES FAMILY TRUST UDA JULY 21, 1998
BY James Merrilees - Trustee
JAMES MERRILEES, TRUSTEE

BY: Barbara J. Merrilees - Trustee
BARBARA J. MERRILEES, TRUSTEE

36.00 AM

This instrument was acknowledged before me on February 11, 2004 by JAMES MERRILEES & BARBARA J. MERRILEES, TRUSTEES OF THE MERRILEES FAMILY TRUST UDA JULY 21, 1998.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2004

Unofficial
Copy

08429

EASEMENT AGREEMENT
AFFIDAVIT

We, David P. Fairclo; Susan E. Fairclo; ~~Paul J. Fairclo, Trustee of the Paul J. Fairclo~~
~~Trust dated July 3, 2002, and Drew Ronald Hill~~ Grant Knoll hereby acknowledge that the attached
Agreement granting an easement for irrigation purposes dated April 20, 1970 and
Recorded on June 1, 1970 in Volume M70, page 4301 is still in full force and effect and
no 30 day notice for termination has been delivered to the Second Parties.

Dated this 6th day of February, 2004.


DAVID P. FAIRCLO

SUSAN E. FAIRCLO

~~THE PAUL J. FAIRCLO TRUST dated July 3, 2002~~

By:

~~xxxx Paul J. Fairclo, Trustee~~

~~xxxx DREW RONALD HILL~~

EASEMENT AGREEMENT
AFFIDAVIT

08430

We, David P. Fairclo; Susan E. Fairclo; ~~Paul D. Fairclo, Trustee of the Paul D. Fairclo Trust dated July 3, 2002, and Drew Ronald Hill~~ Grant Knoll hereby acknowledge that the attached Agreement granting an easement for irrigation purposes dated April 20, 1970 and Recorded on June 1, 1970 in Volume M70, page 4301 is still in full force and effect and no 30 day notice for termination has been delivered to the Second Parties.

Dated this 3rd day of February, 2004.

DAVID P. FAIRCLO

Susan E. Fairclo
SUSAN E. FAIRCLO

~~THE PAUL D. FAIRCLO TRUST dated July 3, 2002~~

By:

~~XXXX PAUL D. FAIRCLO TRUST dated July 3, 2002~~

~~DREW RONALD HILL~~

Grant Knoll
Grant Knoll 2/10/2004