

04 MAR 8 PM 3:05



After recording return to:  
Klamath Cascade Group LLC  
SEE ATTACHED, OLD #K55191

Until a change is requested all tax statements  
shall be sent to the following address:  
Klamath Cascade Group LLC  
SEE ATTACHED, OLD #K55191

File No.: 7021-332225 (SAC)  
Date: March 03, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 03/08/2004 3:05 p m  
 Vol M04 Pg 13229-31  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 3

**STATUTORY WARRANTY DEED**

**Al Bruner, Grantor, conveys and warrants to Klamath Cascade Group, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$500,000.00**. (Here comply with requirements of ORS 93.030)

31F

13230

APN: R804464

Statutory Warranty Deed  
- continued

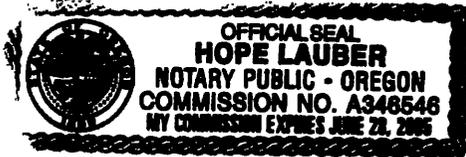
File No.: 7021-332225 (SAC)  
Date: 03/03/2004

Al Bruner  
Al Bruner

STATE OF Oregon )  
County of ~~Klamath~~ Josephine )ss.

This instrument was acknowledged before me on this 5 day of March, 2004  
by **Al Bruner**.

Hope Lauber  
Notary Public for Oregon  
My commission expires: 6-28-05



Unofficial Copy

**EXHIBIT A****LEGAL DESCRIPTION:****DESCRIPTION OF PROPERTY****PARCEL ONE:**

Township 40 South, Range 11 East of the Willamette Meridian

Section 4: S ½ E ½ SW ¼ ; S ½ W ½ SE ¼ ; SE ¼ SE ¼ ; Government Lot 20; W ½ SW ¼ ;

Section 5: Government Lots 17 and 18, N ½ SE ¼ ; SE ¼ SE ¼

Section 9: N ½ NE ¼ ; SW ¼ NE ¼ ; NE ¼ NE ¼ SE ¼ ; S ½ NE ¼ SE ¼ ;  
N ½ NE ¼ SE ¼ SE ¼ ; NW ¼ SE ¼ SE ¼ ; S ½ SE ¼ SE ¼ ;

Section 10: W ½ SW ¼

Section 15: W ½ NE ¼ ; NW ¼ ; N ½ SW ¼ ; NW ¼ SE ¼

Township 40 South, Range 11 East of the Willamette Meridian

Section 8: S ½ NE ¼ ; and the NE ¼ NE ¼

Section 9: SW ¼ NW ¼ ; SW ¼ ; W ½ SE ¼

Section 16: NW ¼ ; E ½ SW ¼ ; E ½

Reserving therefrom a right of way for road and utility purposes 30 feet on each side of the centerline of that existing road running Northwesterly through the West half of Section 9 and the East half of Section 8

And further reserving therefrom a right of way for ingress and egress, road and utility purposes over that existing road that runs through the Northwest quarter of the Northwest quarter.

---