

04 OCT 22 AM 11:08

MT66995 KR



Vol M04 Page 72093

State of Oregon, County of Klamath
Recorded 10/22/2004 11:08 a m
Vol M04 Pg 72093-94
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

DWIGHT MEBANE

P.O. Box 310

Woody, CA 93287

Until a change is requested all

tax statements shall be sent to

The following address:

DWIGHT MEBANE

P.O. Box 310

Woody, CA 93287

Escrow No.

MT66995-KR

STATUTORY WARRANTY DEED

MC AULIFFE RANCHES, INC., an Oregon corporation, Grantor(s) hereby convey and warrant to **DWIGHT MEBANE and HELEN MEBANE, as tenants by the entirety,** 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 following described property in Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon:

That portion of the SW1/4 of SW1/4, Section 5 lying Southwesterly from the Fort Klamath Crater Lake Highway; the S1/2 of NE1/4 and the SE1/4 of Section 7; the W1/2 of the NW1/4; the SW1/4 and the W1/2 of the SE1/4 of Section 8; the NW1/4; the W1/2 of NE1/4; the SE1/4; the SE1/4 of NE1/4 and the NE1/4 of NE1/4 of Section 17, less that portion described as follows:

That portion of the NE1/4 of NE1/4, Section 17, Township 33 South, Range 7 1/2 East, Willamette Meridian described as: Beginning at a stone marking the corner common to Sections 8, 9, 16 and 17, Township 33 South, Range 7 1/2 East, Willamette Meridian; thence West along the Section line a distance of 9.78 chains, more or less, to the center of a stream channel known as Anna Creek Slough; thence Southeasterly along the center line of the channel of said Anna Creek Slough to a point on the line between said Sections 16 and 17; which is 5.6 chains, more or less, South of the above named Section corner; thence North 5.6 chains to the point of beginning, being that portion of the NE1/4 of NE1/4 of Section 17, Township 33 South, Range 7 1/2 East, Willamette Meridian lying Northeasterly from Anna Creek Slough.

ALSO that portion of W1/2 of NW1/4 and NW1/4 of SW1/4 of Section 16, described as follows: Beginning at a point on the line between Sections 16 and 17, Township 33 South, Range 7 1/2 East, Willamette Meridian, where a stream known as Anna Creek Slough crosses said section line, and which point is 5.6 chains, more or less, South of the common corner of Sections 8, 9, 16 and 17 of said Township and Range; thence South along the Section line between said Sections 16 and 17 a distance of 56.25 chains, more or less, to the Northwest corner of the Southwest quarter of Southwest quarter of said Section 16; thence East along the North line of the SW1/4 of SW1/4 of said Section 16 a distance of 14.12 chains, more or less, to the center of the channel of Anna Creek Slough; thence Northwesterly along the center line of said channel to the point of beginning, being that portion of the W1/2 of NW1/4 and the NW1/4 of SW1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian lying

26.00
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Southwesterly from the center line of Anna Creek Slough, all in Township 33 South, Range 7 1/2 East, Willamette Meridian.

ALSO EXCEPTING that portion of SW1/4 SE1/4 of said Section 17 described as follows: Commencing at the Southwest corner of SE1/4 of said Section 17 and running North along the half section line 300 feet; thence East parallel with the South section line 750 feet; thence South parallel with the first course of this description 300 feet to the South section line; thence Westerly along said line 750 feet to the point of beginning.

EXCEPTING from said property any portion thereof lying within the boundaries of Nicholson Road.

PARCEL 2:

All that property situate in the County of Klamath, State of Oregon, described as follows:

That portion of the SW1/4 of the SE1/4 of Section 17, Township 33 South, Range 7 1/2 East, Willamette Meridian, described as follows: Commencing at the Southwest corner of said SE1/4 of said Section 17 and running North along the half section line 300 feet; thence East, parallel with the South section line 750 feet; thence South, parallel with the first course of this description 300 feet to the South section line; thence Westerly along said line 750 feet to the point of beginning.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of Nicholson Road.

Tax Account No.: 3307-V0000-01200-000
Tax Account No.: 3307-V0000-03100-000

Key No.: 74412
Key No.: 74421

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 **\$3,726,000.00**.

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.

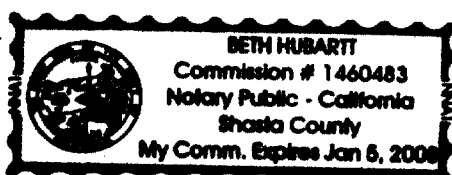
Dated this 12th day of October, 2004.

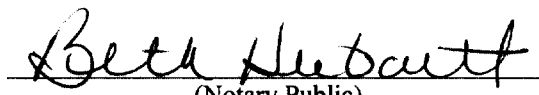
MC AULIFFE RANCHES, INC., an Oregon corporation

BY: 

State of California
County of SHASTA

This instrument was acknowledged before me on Oct. 12, 2004 by MC AULIFFE RANCHES, INC., an Oregon corporation.




(Notary Public)

My commission expires Jan. 5, 2008