

04 NOV 5 AM 11:23

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTZ-60717KR

Vol M04 Page 76160

W.C. Ranch Inc
17356 Hill Rd
Klamath Falls, OR 97603
Grantor's Name and Address

John Dey
17356 Hill Rd
Klamath Falls, OR 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

John Dey
17356 Hill Rd
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

John Dey
17356 Hill Road
Klamath Falls, Or 97603

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 11/05/04 11:23 a m
Vol M04 Pg 76160
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

W C RANCH, INC AN OREGON CORPORATION

KNOW ALL BY THESE PRESENTS that

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN DEY

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A parcel of land situated in the NE1/4NW1/4 of Section 21, Township 40 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

The South 89.00 feet of the NE1/4NW1/4 of said Section 21, lying East of The Easterly line of the Burlington Northern Railroad right of way and West of the Westerly line of Hill Road, as approved per Order entered in Case No:CUP 44-04 before the hearings officer of Klamath County, Oregon on 10-19-04.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and apparent to the land

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ other than money. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on November 4 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

W C Ranch Inc

By- [Signature]

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by

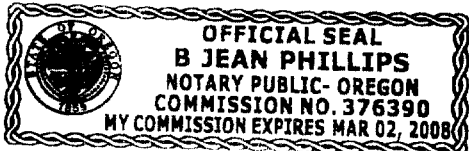
This instrument was acknowledged before me on November 4 2004

by

as

of

Michael Wray
President
W C Ranch



Notary Public for Oregon

My commission expires

2/0 am