

04 NOV 15 PM 3:12

MTL-66453



TITLE NO. 0066453
ESCROW NO. EU04-6549
TAX ACCT. NO.

Vol M04 Page 78639

State of Oregon, County of Klamath
Recorded 11/15/04 3:12 p m
Vol M04 Pg 78639-41
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

WARRANTY DEED -- STATUTORY FORM

ROBERT A. GRAHAM, Grantor,

conveys and warrants to

BLACK ROCK RANCH, LLC, an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

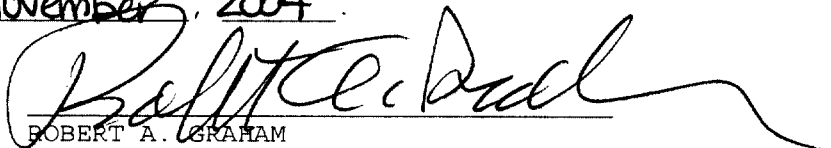
Except the following encumbrances:

2004/2005 taxes which are a lien but not yet due and payable.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

The true consideration for this conveyance is \$1,400,000.00.

Dated this 8th day of November, 2004.


ROBERT A. GRAHAM

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on November 12, 2004,
by ROBERT A. GRAHAM


Notary Public for Oregon
My commission expires: 9.16.05



ROBERT A. GRAHAM
711 COUNTRY CLUB ROAD SUITE 1B
EUGENE, OR 97401
GRANTOR'S NAME AND ADDRESS

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

BLACK ROCK RANCH, LLC
3845 WEST 1ST STREET
EUGENE, OR 97402
GRANTEE'S NAME AND ADDRESS

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

3/00 am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 1 of Section 18 in Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and H.E. Survey No. 83 embracing a portion of said Township, more particularly described as follows:

Beginning at corner No. 1 identical with the Northwest corner of Section 18, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South $88^{\circ} 36'$ East 60 chains to corner No. 2; thence North 10 chains to corner No. 3; thence North 45° West 14.15 chains to corner No. 4; thence North $88^{\circ} 19'$ West 50 chains to corner No. 5; thence South 20° to corner No. 1 the place of beginning.

Also a portion of Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at corner No. 1, identical with the Northwest corner of Section 18, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West 20 chains to corner No. 2; thence South 10 chains to corner No. 3; thence West 50 chains to corner No. 4; thence South 20 chains to corner No. 5; thence East 10 chains to corner No. 6; thence South 5 chains to corner No. 7; thence; thence East 20 chains to corner No. 8; thence North $69^{\circ} 30'$ East 43.07 chains to corner No. 9; thence North 1° West 19.92 chains to corner No. 1, the place of beginning, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and being H.E. Survey No. 84.

PARCEL 2:

Government Lots 5, 17 and 18 in Section 7, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(Note: Lots 11, 12, 13, 14 and 15 were omitted and legal description for Lots 11 and 12 was changed to Lots 17 and 18 per supplemental plat of Section 7, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which superceded plat of Section 7 approved December 14, 1916)

PARCEL 3:

The Northeast quarter of the Southeast quarter and the West half of the Southeast quarter of Section 12, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

78641

(Legal description continued)

PARCEL 4:

The Southeast quarter of the Southeast quarter of Section 12, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No:	2407-00000-01400-000	Key No:	144748
Tax Account No:	2407-00000-01500-000	Key No:	144739
Tax Account No:	2407-00000-01600-000	Key No:	144720
Tax Account No:	2407-00000-01700-000	Key No:	144711
Tax Account No:	2408-00000-00500-000	Key No:	147941
Tax Account No:	2408-00000-01600-000	Key No:	148129