

MTL- 66260KR

Vol M04 Page 82797

State of Oregon, County of Klamath
 Recorded 12/01/04 3:17 p m
 Vol M04 Pg 82797-799
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

THIS SPACE RESE

After recording return to:

Dwight Mebane

PO Box 310

Woody, CA 93287

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

Dwight Mebane

PO Box 310

Woody, CA 93287

Escrow No. MT66260-KR

STATUTORY WARRANTY DEED

Joe McAuliffe Co., 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:

That portion of Section 17, Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon, described as follows:

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 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 mentioned corner; thence North 5.6 chains to the point of beginning; being that portion of the NE1/4 of the NE1/4 of Section 17, Township 33 South, Range 7 1/2 East of the Willamette Meridian Lying Northeasterly from Anna Creek Slough;

AND

Lots 1, and 2, the NW1/4 of the SE1/4, the E1/2 of the NW1/4, the NE1/4 of the SW1/4 of Section 16, and W1/2 of the NW1/4 and the NW1/4 of the SW1/4 of Section 16, less that portion 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 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 SW1/4 of the SW1/4 of Section 16; thence East along the North line of the SW1/4 of the 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 of said channel to the point of beginning; being that portion of the West half of the NW1/4 and of the NW1/4 of the SW1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, lying Southwesterly from the Anna Creek Slough.

PARCEL 2:

The S1/2 of the SW1/4 and the SW1/4 of the SE1/4 of Section 16; the SW1/4, the N1/2 of the NW1/4, the SW1/4 of the NW1/4, the NW1/4 of the NE1/4 and the E1/2 of the NE1/4, in Section 21; all in Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM: Two acres, more or less, in the SW1/4 SE1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of said SW1/4 SE1/4; thence North a distance of 418 feet; thence West a distance of 209 feet; thence South a distance of 418 feet; thence East a distance of 209 feet to the place of beginning, being the same property conveyed to School District No. 7 by Deed recorded March 12, 1888 in Volume 3 at page 497 of Klamath County, Oregon Deed Records.

3/00

ALSO EXCEPTING THEREFROM a strip of land 400 feet in width off the East side of the NE1/4 NE1/4, Section 21.

AND EXCEPTING a parcel described as: Beginning at a point 1,180 feet North of the Southeast corner of the NE1/4 of Section 21, Township 33 South, Range 7 1/2 East, Willamette Meridian; thence West 175 feet; thence North 110 feet; thence East 175 feet; thence South 110 feet to the point of beginning.

AND EXCEPTING a parcel described as: Beginning at a point 1,180 feet North of and 175 feet West of the Southeast corner of the NE1/4 of Section 21, Township 33 South, Range 7 1/2 East, Willamette Meridian; thence running West 200.5 feet; thence North 110 feet; thence East 200.5 feet; thence South 110 feet to the point of beginning.

AND EXCEPTING THEREFROM any portion lying within Nicholson Road.

PARCEL 3:

Two acres, more or less, in Lot 4, Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, more particularly described as follows: Commencing at the Southwest corner of said Lot 4; thence East a distance of 210 feet; thence North a distance of 420 feet; thence West 210 feet; thence South 420 feet to the place of beginning, being the same property deeded to the Directors of School District No. 7 by Deed recorded March 12, 1888, in Volume 3, page 495 of Klamath County, Oregon Deed Records.

EXCEPTING THEREFROM any portion lying within Nicholson Road.

AND

Two acres, more or less, in the SW1/4 SE1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, more particularly described as follows: Commencing at the Southeast corner of said SW1/4 SE1/4; thence North a distance of 418 feet; thence West a distance of 209 feet; thence South a distance of 418 feet; thence East a distance of 209 feet to the place of beginning, being the same property conveyed to School District No. 7 by Deed recorded March 12, 1888 in Volume 3 at page 497 of Klamath County, Oregon Deed Records.

PARCEL 4:

SE1/4 of NW1/4, SW1/4 of NE1/4, and SE1/4 of Section 21; W1/2 of SW1/4 and Government Lot 4 of Section 22, all in Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon.

Also, Government Lots 1, 2, 3, 4, 5, 6 and 7, and SW1/4 of SW1/4 of Section 27, and N1/2 of Section 28, all in Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 5:

Beginning at a point 1,320 feet East of the quarter corner common to Sections 21 and 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 0 degrees 05' East 1,325 feet; thence East 229 feet more or less, to the West bank of the Wood River; thence in a Northerly direction following the West bank of the Wood River to a point due East of the point of beginning; thence West 397.8 feet, more or less to the point of beginning, and being a portion of Government lot 3 of said Section 22; and also

Beginning at the point of beginning described above; thence North 330 feet, more or less, to the Wood River, thence in a Southerly direction along the bank of the Wood River to a point directly East of the place of beginning; thence West 397.8 feet, more or less, to the point of beginning, and being a portion of Government Lot 2 in said Section 22.

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 **\$5,727,000.00**.

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 30th day of November, 2004.

82799

Joe McAuliffe Co., an Oregon Corporation

BY: Ambrose W. McAuliffe
Ambrose W. McAuliffe, President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 30, 2004 by Ambrose W. McAuliffe as President for Joe McAuliffe Co., an Oregon Corporation.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

Unofficial
Copy