



After recording return to:
First American Title Insurance Co.
305A Shafer Lane
Jacksonville, OR 97530

Until a change is requested all tax statements
shall be sent to the following address:
Andy R. Domenigoni & Cindy G.
Domenigoni

File No.: 7163-442772 (JKS)
Date: December 14, 2004

State of Oregon, County of Klamath
Recorded 12/21/04 1:49 p m
Vol M04 Pg 87207-09
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

J. D. Ranch Real Estate, L. L. C., a Colorado limited liability company, Grantor, conveys and warrants to **Andy R. Domenigoni and Cindy G Domenigoni, Husband and Wife as tenants by the entirety**, 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: The assessment and tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

1. Covenants, conditions, restrictions and/or easements, reservations, rights of way, rights of the public 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.

31F.

87208

APN: 353227

Statutory Warranty Deed
- continued

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EXHIBIT A

LEGAL DESCRIPTION:

Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 23: Government Lots 1, 8, 9, 16, 17, 18, 23, 24, 25, 26, 31 and 32 and all that portion of Government Lots 2, 7, 10 and 15 lying Easterly of a line 20 feet West of the West Bank of the canal and Brown Mineral Creek.

Section 24: The W $\frac{1}{2}$

Section 26: The NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$

87209

APN: 353227

Statutory Warranty Deed
- continued

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The true consideration for this conveyance is **\$1,350,000.00**. (Here comply with requirements of ORS 93.030)

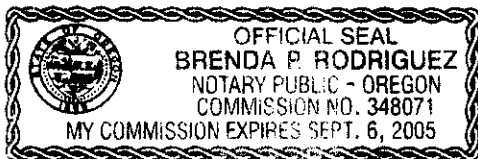
Dated this 17th day of December, 2004.

J. D. Ranch Real Estate, L. L. C., a Colorado
limited liability company

Susan S. Perkins Mgr.
By: Susan S. Perkins, Manager

STATE OF Oregon)
County of Hamath)ss.

This instrument was acknowledged before me on this 17 day of December, 2004
by Susan S. Perkins as Manager of J. D. Ranch Real Estate, L. L. C., a Colorado limited liability company,
on behalf of the .



Brenda P. Rodriguez
Notary Public for Oregon

My commission expires: 9-6-05