



After recording return to:
Matthew Merkley and Shawn Merkley
~~See attached legal~~

PO Box 1166
B14, OR 97622

Until a change is requested all tax statements
shall be sent to the following address:
Matthew Merkley and Shawn Merkley
~~See attached legal~~

SAME

File No.: 7021-451099 (SAC)
Date: December 07, 2004

State of Oregon, County of Klamath
Recorded 12/23/04 12:25 p.m.
Vol M04 Pg 88003-5
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Reuland Electric Company dba Willow Valley Land and Cattle Company, Grantor, conveys and warrants to **Matthew Merkley and Shawn Merkley 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:

1. Deed of Trust of record securing a note with an unpaid balance of **\$213,210.31** with interest at the rate of **8.000%** per annum in favor of **Byron Farrington**.
2. Covenants, conditions, restrictions and/or easements, 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.

The true consideration for this conveyance is **\$307,000.00**. (Here comply with requirements of ORS 93.030)



88004

APN: 115226

Statutory Warranty Deed
- continued

File No.: 7021-451099 (SAC)
Date: 12/07/2004

Dated this 14 day of Dec, 2004.

Reuland Electric Company dba Willow Valley
Land and Cattle Company


By: Noel Reuland

STATE OF Oregon WA)
County of Klamath Island)ss.

This instrument was acknowledged before me on this 14th day of Dec, 2004
by Noel Reuland as of Reuland Electric Company dba Willow Valley Land and Cattle Company, on behalf
of the


Notary Public for Oregon

My commission expires: 4-29-08

APN: 115226

Statutory Warranty Deed
- continuedFile No.: 7021-451099 (SAC)
Date: 12/07/2004**EXHIBIT A****LEGAL DESCRIPTION:**

Parcel 2 of Land Partition 45-03 situated in the S1/2 Section 31, Township 39 South Range 13 East of the Willamette Meridian and in Section 6, Township 40 South Range 14 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the North Canal right of way as described in Deed Volume 63 on Page 614 and 615, and Deed Volume 69 Page 289 and 290, and the Wilkerson Canal right of way as described in Volume 69 Page 290 and Deed Volume 69 Page 607, as recorded at the Klamath County Clerks office.

ALSO EXCEPTING that portion lying within the County Road right of ways for East Langell Valley Road and Gerber Road.