

05 JAN 21 PM 3:38

MT67603KR



State of Oregon, County of Klamath
Recorded 01/21/05 3:38 P m
Vol M05 Pg 04745-48
THIS SP, Linda Smith, County Clerk
Fee \$ 31 # of Pgs 3

After recording return to:
Falcon Ridge Development, LLC., an Oregon
Limited Liability Company
5761 Glendridge Way
Klamath Falls, OR 97603

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

Falcon Ridge Development, LLC., an Oregon
Limited Liability Company
5761 Glendridge Way
Klamath Falls, OR 97603

Escrow No. MT67603-KR

STATUTORY WARRANTY DEED

Leonard R. Putnam and Mary Jean Putnam, as tenants by the entirety, Grantor(s) hereby convey and warrant to Falcon Ridge Development, LLC., an Oregon Limited Liability Company, 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:

A tract of land in Sections 27, 28, 33 and 34 all in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

- Section 27: SW1/4 SW1/4 SW1/4, SW1/4 SE1/4 SW1/4 SW1/4, SW1/4 NW1/4 SW1/4 SW1/4
- Section 28: SE1/4 SE1/4
- Section 33: NE1/4 NE1/4
- Section 34: NW1/4 NW1/4

PARCEL 2:

A tract of Land in Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

- Section 28: NE1/4 SW1/4, SE1/4 SW1/4, SW1/4 SE1/4

PARCEL 3:

The N1/2 of the NW1/4 and the NW1/4 of the NE1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe in the fence line along the East 1/16line of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, bears North 75° 10' 43" West 4119.43 feet distant; thence along a fence line North 41° 10' West 506.87 feet; thence South 89° 14' 20" West 1796.60 feet; thence South 10° 50' West 342.55 feet; thence South 0°47' East 290.60 feet; thence South 89° 13' West 1292.76 feet; thence South 18° 59' East 640.20 feet; thence South 40° 11' East 387.80 feet; thence South 27° 58' 20" East 704.35 feet; thence South 82° 57' 20" East 831.95 feet; thence South 32° 08' 20" East 633.45 feet; thence South 70° 52' 40" East 384.80 feet; thence South 20° 04' 40" East 363.00 feet, more or less, to the

3/10
CML

South 1/16th line of said Section 33; thence along said South 1/16 line South 89° 48' 40" East 1052.00 feet to the fence line along the East 1/16th line of said Section 33; thence North 0° 10' West along said fence line 2918.68 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in the NW1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 33, said point being South 00° 13' 13" East 60.00 feet from the Northwest corner of said Section 33; thence along the section line South 00° 13' 13" East 1286.72 feet to the Northwest corner of that tract of land described in Book M78, page 29042, Microfilm Records of Klamath County, Oregon; thence North 88° 59' 47" East 498.68 feet to the 3/8 inch iron pipe as described in said M78, page 29042; thence generally following along an existing fence line and along the Northerly and Westerly lines of that tract of land described in Book M74, page 9920, Microfilm Records of Klamath County, Oregon. (and also shown by recorded Survey No. 973, as recorded in the office of the Klamath County Surveyor), North 89° 11' 30" East 1293.09 feet (1292.76 by deed) to a fence corner post, North 00° 55' 21" West (North 0° 47' West by deed) 244.13 feet to a 1/2 inch iron pipe, North 10° 41' 39" East 342.07 feet (North 10° 50' East 342.55 feet by deed) to a 1/2 inch iron pipe; thence North 448.37 feet; thence along the arc of a curve to the right, (radius point bears North 20° 08' 19" East 330.00 feet, central angle equals 27° 58' 36") 161.33 feet; thence along the arc of a curve to the left (radius point bears South 48° 06' 55" West 270.00 feet, central angle equals 23° 06' 55") 108.93 feet; thence North 65° 00' 00" West 133.66 feet; thence along the arc of a curve to the left, (radius equals 270.00 feet, central angle equals 25° 11' 16") 118.70 feet to the point that is 60.00 feet Southerly of, when measured at right angles to the North line of said Section 33; thence South 89° 48' 44" West 1400.97 feet to the point of beginning, with bearings based on recorded Survey No. 3028, as recorded in said Klamath County Surveyor's office.

ALSO EXCEPTING THEREFROM the C-4K lateral deeded to the U.S.B.R. and lands adjacent to said lateral deeded to Klamath Irrigation District by Book M77, page 23806 and M78, page 29044, Deed Records of Klamath County, Oregon

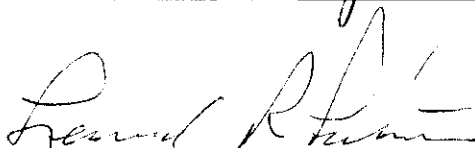
Tax Account No:	3909-03300-00100-000	Key No:	586501
Tax Account No:	3909-03300-00200-000	Key No:	586529
Tax Account No:	3909-02700-01600-000	Key No:	584745
Tax Account No:	3909-03400-00700-000	Key No:	586994
Tax Account No:	3909-02800-02000-000	Key No:	585101
Tax Account No:	3909-02800-02200-000	Key No:	585138

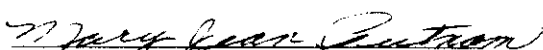
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$445,000.00**.

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 11th day of January, 2005


Leonard R. Putnam


Mary Jean Putnam

State of Oregon
County of KLAMATH

04747

This instrument was acknowledged before me on January 11, 2005 by Leonard R. Putnam and Mary Jean Putnam.

Kristi L. Redd
(Notary Public)

My commission expires 11/16/2007

