

Vol M05 Page 15521

After recording return to:
JaCox Ranches Oregon, LTD
P. O. Box 435
Fort Klamath, OR 97626

Until a change is requested all tax statements
shall be sent to the following address:
JaCox Ranches Oregon, LTD
P. O. Box 435
Fort Klamath, OR 97626

File No.: 7021-533661 (DMC)
Date: February 25, 2005

State of Oregon, County of Klamath
THIS SP Recorded 03/08/2005 3:30 p m
Vol M05 Pg 15521-22
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Richard Graham, Grantor, conveys and warrants to **JaCox Ranches Oregon, LTD**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1, 2, 5, 6, 7 and 8 in Block 6 of HESSIG ADDITION to the Town of Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also that portion of Lot 2, Section 22, Township 33 South, Range 71/2 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northwest corner of said Lot 2; thence South 30 feet; thence East 30 feet to the true point of beginning; thence East 110 feet; thence South 110 feet; thence West 110 feet; thence North 110 feet to the point of beginning.

Also, the West 30 feet of vacated Emmitt Street adjoining Lots 1 and 8 in Block 6 of Hessig Addition to the Town of Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. 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.

26F

15522

APN: 76054


Statutory Warranty Deed
- continued

File No.: 7021-533661 (DMC)
Date: 02/25/2005

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.

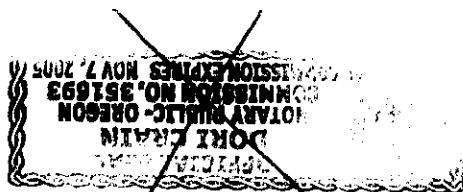
The true consideration for this conveyance is **\$60,000.00**. (Here comply with requirements of ORS 93.030)

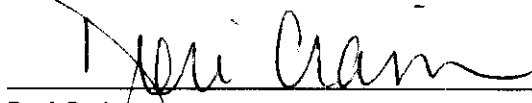
Dated this 2nd day of March, 2005.


Richard Graham

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 2nd day of March, 2005
by **Richard Graham**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005

