

05 MAY 24 PM 3:10



MT69164KR

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State of Oregon, County of Klamath
Recorded 05/24/05 3:18 p m
Vol M05 Pg 37905-06
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RES

After recording return to:
Knoll Ranch LLC, an Oregon Limited Liability
Company
5429 Reeder Road
Klamath Falls, OR 97603

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

Knoll Ranch LLC, an Oregon Limited Liability
Company
5429 Reeder Road
Klamath Falls, OR 97603

Escrow No. MT69164-KR

STATUTORY WARRANTY DEED

Karin L. Lanphear, Grantor(s) hereby convey and warrant to **Knoll Ranch 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:

The NW1/4 NE1/4, NE1/4 NW1/4 of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3910-02000-00200-000 Key No: 599891

PARCEL 2:

A parcel of land situated in the NW1/4 of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Southwest corner of the N1/2 SW1/4 NW1/4 of said Section 20; thence North 89° 53' 16" East 35.00 feet to the point of beginning of this description; thence North 00° 21' 40" East, along the Easterly right of way line of the County Road, 265.67 feet to the centerline of the K.I.D. canal right of way; thence Northeasterly along the centerline of said canal the following courses: along the arc of a 14° curve to the left 94.90 feet; thence North 46° 11' 00" East 396.60 feet; thence along the arc of a 6° curve to the left 442.22 feet; thence North 19° 39' 00" East 1056.61 feet to the Southerly right of way line of the County Road; thence leaving said canal right of way centerline North 89° 32' 36" East along said County Road Southerly right of way line of 354.52 feet to the East line of the W1/2 NW1/4 of said Section 20; thence South 00° 17' 02" West along said East line 1960.78 feet to the Southeast corner of the N1/2 SW1/4 NW1/4 of said Section 20; thence South 89° 53' 16" West along the South line of said N1/2 SW1/4 NW1/4 1301.58 feet to the point of beginning.

Tax Account No: 3910-02000-00300-000 Key No: 599944

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 **\$460,000.00**.

2600 am

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 19 day of May, 2005.

Karin L. Lanphear
Karin L. Lanphear

State of ~~Oregon~~ ARIZONA
County of ~~KLAMATH~~ PIMA

This instrument was acknowledged before me on May 19, 2005 by Karin L. Lanphear.

Marlene Johnson
(Notary Public for ~~Oregon~~) ARIZONA

My commission expires 8-29-06