

05 JUN 21 PM 3:41

MT67322 KR

Vol M05 Page 46590



State of Oregon, County of Klamath
Recorded 06/21/05 3:41 p m

Vol M05 Pg 46590-91

Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER'

After recording return to:

Lower Klamath Basin Properties, LLC, an
Oregon limited liability company

3310 Madison Street

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Lower Klamath Basin Properties, LLC, an

Oregon limited liability company

3310 Madison Street

Klamath Falls, OR 97603

Escrow No. MT67322-KR

STATUTORY WARRANTY DEED

Lynn R. Witt and Lorna J. Witt, as trustees of the Lynn R. and Lorna J. Witt Living Trust, Grantor(s) hereby convey and warrant to **Lower Klamath Basin Properties, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$210,000.00**.

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 20 day of June, 2005

The Lynn R. And Lorna J. Witt Living Trust,

BY Lynn R. Witt, Trustee
Lynn R. Witt, Trustee

BY: Lorna J. Witt, Trustee
Lorna J. Witt, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 20, 2005 by Lynn R. Witt and Lorna J. Witt, as trustees of the Lynn R. and Lorna J. Witt Living Trust.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007



20 am

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of that parcel of land recorded in Volume 272, page 359, Deed Records of Klamath County, Oregon, described therein as the East half of Tract 72 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon, said portion thereof being particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the most Northeasterly corner of said Tract 72 of FAIR ACRES SUBDIVISION NO. 1; thence South along the East boundary of same, a distance of 137.17 feet to a 1/2 inch iron pipe; thence South 89 degrees 50 1/2' West parallel with the North boundary of said Tract 179.33 feet, to a 1/2 inch iron pipe; thence North parallel with aforesaid East boundary 64.45 feet to a 1/2 inch iron pipe; thence South 89 degrees 50 1/2' West parallel with aforesaid North boundary of said Tract a distance of 479.67 feet to a 1/2 inch iron pipe on the West boundary of the East half of aforesaid Tract 72; thence North 0 degrees 11 1/2' East along said West boundary to a 1/2 inch iron pipe marking the Northwest corner thereof; thence North 89 degrees 50 1/2' East along the North boundary of said Tract, 658.76 feet, more or less, to the point of beginning.

Account No: 3809-035DA-00400-000

Key No.: 450979