

05 JUL 15 PM 03:08

mtc - 69523KR



Vol M05 Page 54527

State of Oregon, County of Klamath
Recorded 07/15/05 3:08 pm
THIS SPACE RESERVE Vol M05 Pg 54527
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Grant C. Haigh

8080 Elliott Rd.

Klamath Falls, OR 97603

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

Grant C. Haigh

8080 Elliott Rd.

Klamath Falls, OR 97603

Escrow No. MT69523-KR

STATUTORY WARRANTY DEED

W.C. RANCH, INC., an Oregon corporation, Grantor(s) hereby convey and warrant to **Grant C. Haigh and Krystin Haigh, husband and wife, each as to an undivided 1/2 interest and Grant D. Hamilton and Lori J. Hamilton, husband and wife, each as to an undivided 1/2 interest**, 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 2 of Land Partition 49-04, said Land Partition being a replat of Parcel 3 of Land Partition 18-99, said Land Partition 18-99 being situated in Section 16, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and said Land Partition 49-04 also being situated in the SE1/4 SW1/4 of Section 16, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and in the W1/2 NE1/4, NW1/4 SE1/4 and E1/2 NW1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4010-01600-00402-000

Key No: 890729

Tax Account No: 4010-02100-00202-000

Key No: 890733

Subject to the following restrictions: 1. No residences will be built in the triangular area on the Southeast corner of the Property (to the East of the Ridge - the open field portion); 2. Grantors herein cannot and will not give a first right of refusal on Parcel #3; 3. Only site built homes will be located on this property (no mobile or manufactured homes).

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 **\$262,500.00**.

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 7th day of July, 2005.

W.C. RANCH, INC., an Oregon corporation

BY: [Signature]

John W. Dey, Secretary

State of Oregon

County of KLAMATH



This instrument was acknowledged before me on July 7, 2005 by John W. Dey, Secretary of W.C. Ranch Inc., an Oregon Corporation, on behalf of the corporation.

[Signature]
(Notary Public for Oregon)
My commission expires 11/16/2007

2/10 am