



After recording return to:  
Chris Hicks  
2430 Mineral Range Road  
Fort Jones, CA 93032

Until a change is requested all tax statements  
shall be sent to the following address:  
Chris Hicks  
2430 Mineral Range Road  
Fort Jones, CA 93032

File No.: 7021-649648 (BS)  
Date: August 18, 2005

**M05-63831**

Klamath County, Oregon

09/08/2005 03:43:00 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**F2W, LLC, a Washington Limited Liability Company**, Grantor, conveys and warrants to **Chris Hicks**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Beginning at the Southeast corner of Section 28, Township 28 South, Range 7 East, W. M., Klamath County, Oregon; thence North 77°59'42" West 596.16 feet to the center point of aforesaid site; thence South 24°49'06" West 100 feet to a point marked by a stake on the Southerly line of said site, said point being the true point of beginning of this description; thence North 65°10'54" West 100 feet to a point marked by a stake; thence North 24°49'06" East 200 feet to a point marked by a stake; thence South 65°10'54" East 200 feet to a point marked by a stake; thence South 24°49'06" West 200 feet to a point marked by a stake; thence North 65°10'54" West 100 feet, more or less, to the true point of beginning.**

**TOGETHER with a nonexclusive easement on a strip of land forty (40) feet in width for a right of way and the construction of a road approximately 1,630 feet in length, over and across a portion of the Northeast quarter (NE 1/4) of Section 33, Township 28 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, together with a nonexclusive easement on two existing roads approximately 4 miles in length, known as the "Briggs Logging Road", and a portion of the "Cottonwood Creek Road", as said roads now extend over and across Section 6 of Township 29 South, Range 8 East, W. M., Section 1 of Township 29 South, Range 7 East, W. M., Section 27, 33, 34, 35 and 36 of Township 28 South, Range 7 East, W. M., said roads to be used for access purposes to and from U. S. Highway No. 97 and the above real property.**

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**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** Taxes, a lien not yet payable.
2. 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.

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 **\$45,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 22nd day of August, 2005.

F2W, LLC, a Washington Limited Liability Company

Dan L. Fiest, General Manager, F2W, L.L.C.

By: Dan L. Fiest, General Manager,  
F2W, L.L.C.



STATE OF Washington )  
Oregon )  
County of Cowlitz ) ss.  
Klamath )

This instrument was acknowledged before me on this 22 day of August, 2005 by Dan L. Fiest as General Manager, F2W, L.L.C. of F2W, LLC, a Washington Limited Liability Company, on behalf of the .

Susan C. Mathes  
Notary Public for Washington  
My commission expires: Jan. 21, 2008