

**M05-71819**

Klamath County, Oregon

12/27/2005 02:15:57 PM

Pages 3 Fee: \$31.00



After recording return to:  
American Exchange Services, Inc.  
1919 Haskins Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
American Exchange Services, Inc.  
1919 Haskins Road  
Bonanza, OR 97623

File No.: 7021-663342 (SAC)  
Date: December 12, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Haskins & Company, Inc.**, Grantor, conveys and warrants to **Boersma Exchange W051223, LLC**, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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.

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 **\$2,100,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 21 day of December, 2005.

31F

File No.: **7021-663342 (SAC)**  
Date: **12/12/2005**

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**EXHIBIT A**

**LEGAL DESCRIPTION:**

Township 38 South, Range 11 East of the Willamette Meridian

Section 19: SW 1/4

Parcel 1 of Land Partition 37-04, situated in the NW 1/4 of Section 30, T. 38 S. R. 11 E. W.M. and NE 1/4 of Section 25, T. 38 S. R. 11 1/2 E.W.M.

Also the following described parcel situated in the NE 1/4 NW 1/4 of Section 30, Township 38 South, Range 11 E.W.M. more particularly described as follows: Beginning at a point on the West right of way line of County Road, 30 feet West from the North quarter corner of said section 30 and running thence South along the West right of way line of the County Road a distance of 635.7 feet to a point; thence West at right angles a distance of 291.2 feet to the center line of the Horsefly Irrigation Ditch; thence Northwesterly following the center line of the Horsefly Irrigation Ditch to its intersection with the North line of Section 30; thence East along the Section line a distance of 476 feet, more or less, to the point of beginning.

Section 30: SW 1/4

Section 31: NW 1/4

Township 38 South, Range 11 1/2 East of the Willamette Meridian

Section 24: E 1/2 SW 1/4: W 1/2 SE 1/4

Section 25: A parcel in the Northeast corner of the NW 1/4 described as follows: Beginning at the Northeast corner of said NW 1/4 and running thence South along the quarter line 400 feet; thence Northwesterly to a point 140 feet West along the section line from the point of beginning; thence East along the section line 140 feet to the point of beginning.