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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



mtc-1390-7354

W.C. Ranch, Inc., an Oregon corporation
17356 Hill Rd.
Klamath Falls, OR 97603

Grantor's Name and Address

Nancy B. Coffin
16667 Hill Rd.
Klamath Falls, OR 97603

Grantee's Name and Address

M06-01692

Klamath County, Oregon

01/27/2006 02:43:11 PM

Pages 2 Fee: \$26.00

After recording, return to (Name, Address, Zip):

Nancy B. Coffin
16667 Hill Rd.
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Nancy B. coffin
16667 hill Rd.
Klamath Falls, OR 97603

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F

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that W.C. Ranch, Inc., an Oregon corporation

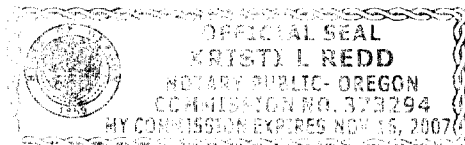
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Nancy B. Coffin

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION THAT IS MADE A PART HEREOF
BY THIS REFERENCE

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on January 25, 2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

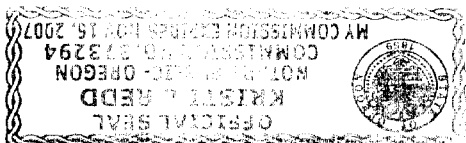
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

W.C. Ranch, Inc., an Oregon corporation
by: [Signature] Sec/MEAS

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 25, 2006 (KR)
by

This instrument was acknowledged before me on January 25, 2006 (KR)
by John Dey
as Secretary
of W.C. Ranch, Inc., an Oregon corporation



Notary Public for Oregon

My commission expires 11/16/2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of Land Partition 49-04, said Land Partition being a replat of Parcel 3 of Land Partition 18-99, said 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.

Reserving unto the Grantor, their heirs and assigns the following described Easement along fence:

A strip of land 30.00 feet in width situated in the SE1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 15.00 feet on each side of the following described centerline:

Beginning at a point on the northeasterly line of the Burlington Northern Railroad right of way, from which the northeast corner of said Section 21 bears North 24°09'06" East 3809.86 feet; thence North 47°42'33" East 17.23 feet; thence 55.36 feet along the arc of a curve to the right having a radius of 75.00 feet, the long chord of which bears North 68°51'16" East 54.11 feet; thence South 90°00'00" East 94.93 feet; thence 116.90 feet along the arc of a curve to the left having a radius of 75.00 feet, the long chord of which bears North 45°20'44" East 105.42 feet; thence North 00°41'29" East 476.70 feet, more or less, to the end of the strip on the southwesterly line of Hill Road; the sidelines of said strip to be extended or shortened to be continuous and to terminate on the beginning and ending lines.

Tax Account #4010-01600-00403-000	Key #890730
Tax Account #4010-02100-00201-000	Key #890731