

mtc- 73354 KR

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-03990**

Klamath County, Oregon

03/03/2006 03:09:27 PM

Pages 3 Fee: \$31.00

After recording return to:

Marja A. Hill

15389 Fern Avenue

Keno, OR 97627

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

Marja A. Hill

15389 Fern Avenue

Keno, OR 97627

Escrow No. MT73354-KR

Title No. 0073354

SWD

### STATUTORY WARRANTY DEED

**W.C. Ranch, Inc., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Marja A. Hill and Leonard D. Hill not as tenants in common, but with right of survivorship**, 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.**

**TOGETHER WITH an Easement for access and utilities as described in Exhibit "B" for the benefit of the Grantee named herein.**

**ALSO RESERVING unto the Grantor named herein the right to use said Easement described in Exhibit "B" and that portion of the property herein described in Exhibit "A" lying Northeasterly of the USBR "G" Canal and adjacent and Southerly of the Burlington Northern Railroad crossing as referred to in Exhibit "B" for the purpose of Ingress and Egress to the Grantors remaining property.**

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 **\$165,000.00**.

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 AND 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)).

Dated this 28<sup>th</sup> day of February, 2006.

W.C. Ranch, Inc., an Oregon Corporation

BY:

John W. Dey, Secretary

STATE OF OREGON  
County of KLAMATH



This instrument was acknowledged before me on February 28, 2006, by John W. Dey as Secretary of W.C. Ranch, Inc., an Oregon Corporation.

Kristi L. Redd  
Notary Public for Oregon  
My Commission Expires: 11/16/2007

31.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Government Lots 6 and 7 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of Lost River and Westerly of the West line of the Burlington Northern Railroad right of way.

Also that portion of Governemtn Lot 8 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the West line of the Burlington Northern Railroad right of way.

EXCEPTING THEREFROM that portion of said Government Lot 8 described as follows:

A portion of Government Lot 8 in Section 21, 80 feet wide extending between the Easterly line of Lost River and the Southwest line of the Klamath Irrigation District "G" Canal, and lying 40 feet on each side of the following described line:

Beginning at a point on the Southwesterly right of way line of the Klamath Irrigation District "G" Canal at centerline station 305+13 from whence the center of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears the following courses:

North 78° 46' 32" East 64.3 feet; thence South 32° 22' East 440.4 feet; thence South 89° 56' East 133.1 feet; thence from said point of beginning South 78° 46' 32" West 286 feet, more or less, to the Easterly shore line of Lost River.

AND ALSO EXCEPTING THEREFROM

That portion of Government Lot 8 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of Lost River, Westerly of the USBR G Canal and Northerly of the North line of the following described parcel:

A portion of Government Lot 8 in Section 21, 80 feet wide extending between the Easterly line of Lost River and the Southwest line of the Klamath Irrigation District "G" Canal, and lying 40 feet on each side of the following descried line:

Beginning at a point on the Southwesterly right of way line of the Klamath Irrigation District "G" Canal at centerline station 305+13 from whence the center of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears the following courses:

North 78° 46' 32" East 64.3 feet; thence South 32° 22' East 440.4 feet; thence South 89° 56' East 133.1 feet; thence from said point of beginning South 78° 46' 32" West 386 feet, more or less, to the Easterly shore line of Lost River.

Tax Account No: 4010-02100-00200-000  
Tax Account No: 4010-02100-00500-000

Key No: 98977  
Key No: 98922

**EXHIBIT "B"**

**Description for Easement Along Fence**

A strip of land 30.00 feet in width situated in the SE¼ 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.

1179-08

June 14, 2004