

MTC-73651M

THIS SPACE RESERVED FOR RECORDER'S USE



M06-04659

Klamath County, Oregon

03/15/2006 10:50:42 AM

Pages 2 Fee: \$26.00

After recording return to:  
ORE-CAL LAND DEVELOPMENT, LLC, AN  
OREGON LIMITED LIABILITY COMPANY  
PO BOX 7  
MALIN, OR 97632

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

ORE-CAL LAND DEVELOPMENT, LLC, AN  
OREGON LIMITED LIABILITY COMPANY  
PO BOX 7  
MALIN, OR 97632

Escrow No. MT73651-TM  
Title No. 0073651

SWD

### STATUTORY WARRANTY DEED

**WILLIAM P. BRANDSNESS and SHARON D. BRANDSNESS, as tenants by the entirety, Grantor(s)**  
hereby convey and warrant to **ORE-CAL LAND DEVELOPMENT, LLC, AN OREGON LIMITED  
LIABILITY COMPANY**, 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**

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 **\$500,000.00**.

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)).

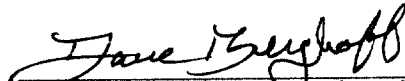
Dated this 10 day of MARCH, 2006

  
WILLIAM P. BRANDSNESS

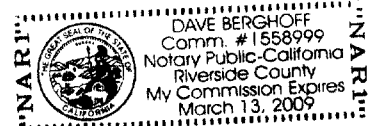
  
SHARON D. BRANDSNESS

State of ~~Oregon~~ CALIFORNIA  
County of ~~KLAMATH~~ PLUMAS

This instrument was acknowledged before me on MARCH 10<sup>th</sup>, 2006 by WILLIAM P. BRANDSNESS and SHARON D.  
BRANDSNESS.

  
(Notary Public for ~~Oregon~~ CALIFORNIA)

My commission expires 3-13-2009



26.00

EXHIBIT "A"  
LEGAL DESCRIPTION

All of Blocks 122, 123, 124, 133, 134, 135, 136, 137, 138 and 139.

That portion of Block 119 of Buena Vista Addition to the City of Klamath Falls, Oregon described as follows:

Beginning at a point on the Southeasterly line of Lot 2, Block 119 which is Southwesterly a distance of 270.00 feet from the Northeast corner of said Block 119; thence Southwesterly to the Southeasterly corner of Lot 2; thence Northwesterly along the Southwesterly line of said Block, 137.17 feet to the Southwest corner of Lot 1; thence Northeasterly along the Northwesterly line of said Block a distance of 145.16 feet, more or less, to a point of the Northwesterly line of Lot 4; said point also being Southwesterly 155.0 feet from the most Northerly corner of said Block 119; thence Southeasterly in a straight line a distance of 210.0 feet, more or less, to the point of beginning.

Lots 1, 2, 3, 4, 5 and 6 in Block 120.

A parcel of land lying in Block 125, Buena Vista Addition to Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Block 125; thence Southeasterly along the Northeasterly line of said Block 125, a distance of 85 feet; thence Southerly in a straight line 260 feet, more or less, to a point on the Southeasterly line of said Block 125, said point of being 110 feet Southwesterly of the most Easterly corner of said Block 125; thence Southwesterly along the Southeasterly line of said Block 125, a distance of 65 feet to the most Southerly corner of said Block 125; thence Northwesterly along the Southwesterly line of said Block 125, a distance of 320 feet, more or less, to the most Westerly corner of said Block 125; thence Northeasterly along the Northwesterly line of said Block 125 a distance of 168.4 feet to the place of beginning.

All located in Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO TOGETHER WITH that portion of Vacated Trinity Street and St. Francis Street that would attach thereto.

Tax Account No:	3809-030AC-00800-000	Key No:	787777
Tax Account No:	3809-030AD-01200-000	Key No:	787786
Tax Account No:	3809-030AD-01300-0U1	Key No:	211336
Tax Account No:	3809-030AD-01300-0U2	Key No:	211345
Tax Account No:	3809-030AD-01400-0U1	Key No:	211354
Tax Account No:	3809-030AD-01400-0U2	Key No:	211363
Tax Account No:	3809-030AD-01500-000	Key No:	211372
Tax Account No:	3809-030DA-00100-000	Key No:	299171
Tax Account No:	3809-030DA-00200-000	Key No:	299199