

M06-04667

Klamath County, Oregon

03/15/2006 11:32:50 AM

Pages 4 Fee: \$36.00



After recording return to:
First American Title
305A Shafer Lane
Jacksonville, OR 97530

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

Larry J. and Joan A. Sees and Paris Mtn.
Development LLC

#111 WILLOW OAK PLACE
KNIGHTSEN, CA 94548

File No.: 7163-695389 (JKS)

Date: March 02, 2006

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

Winding Sprague Partnership, an Oregon Partnership, consisting of Richard A. Schaefer, Sharon L. Schaefer, Eugene W. Bell, Alden Glidden and Starla Lea Glidden, Grantor, conveys and warrants to Larry J. Sees and Joan A. Sees, husband and wife as to an undivided 70% interest and Paris Mtn. Development, LLC as to undivided 30% interest, 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.

The true consideration for this conveyance is **\$1,850,000.00**. (Here comply with requirements of ORS 93.030)

36F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER ORS 197.532. 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 ORS 197.532.

Dated this 13 day of March, 2006.

Winding Sprague Partnership, an Oregon Partnership, consisting of Richard A. Schaefer, Sharon L. Schaefer, Eugene W. Bell, Alden Glidden and Starla Lea Glidden


By: Richard A. Schaefer, Partner

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 13th day of March, 2006 by Richard A. Schaefer as Partner of Winding Sprague Partnership, an Oregon Partnership, consisting of Richard A. Schaefer, Sharon L. Schaefer, Eugene W. Bell, Alden Glidden and Starla Lea Glidden, on behalf of the Partnership.




Notary Public for Oregon
My commission expires: 7-25-08

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

Government Lots 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30 and 31 of Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway and ALSO EXCEPTING the following tract of land:

Commencing at a point which is the Southwest corner of the SE 1/4 of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.

Parcel 2:

The NE 1/4 NE 1/4 of Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 3:

The E 1/2 E 1/2 of Section 21, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Klamath Falls-Lakeview Highway.

Parcel 4:

Government Lots 1, 8, 9, 16, 17, 24, 25 and 32, Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Great Northern Railway.

Parcel 5:

The S 1/2 W 1/2 NW 1/4 SW 1/4, W 1/2 SW 1/4 SW 1/4 Section 22 and the W 1/2 W 1/2 NW 1/4 Section 27, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 6:

The S 1/2 NE 1/4, SE 1/4 Section 28, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 7:

The N 1/2 NE 1/4, N 1/2 N 1/2 SW 1/4 NE 1/4, N 1/2 SE 1/4 NE 1/4 Section 33, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 8:

The SW 1/4 of Section 15, and the NW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Together with all that portion of the NW 1/4 NW 1/4 SW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Klamath Falls-Lakeview Highway.

EXCEPTING THEREFROM a triangular parcel of land situated in the SW 1/4 NW 1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginnning at the intersection of the South line of the said SW 1/4 NW 1/4 with the Southeasterly right of way line of the Klamath Falls-Lakeview Highway; thence East along the South line of the SW 1/4 NW 1/4 a distance of 327 feet; thence North, at right angles to said South line 242.5 feet, more or less, to a point on the Southeasterly line of said highway; thence Southwesterly along said Southeasterly line a distance of 408 feet, more or less, to the point of beginning. ALSO

EXCEPTING THEREFROM that portion of Section 22, lying within the boundaries of the Klamath Falls-Lakeview Highway.

TOGETHER WITH a pertinent easement for a 30 foot easement along and adjacent to the West boundary lying South of Highway 140 for ingress and egress and electric utility use, as contained in Bargain and Sale Deed recorded February 7, 1985 in Volume M85 page 2069, Deed records of Klamath County, Oregon.

Parcel 9:

A parcel of land situated in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point which is the Southwest corner of the SE 1/4 of Section 16; thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.