

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Happy Ranch Enterprises, LLC 8080 Dehlinger Lane Klamath Falls, OR 97603
---	--

- WARRANTY DEED -

Craig McGeary and Deborah McGeary, husband and wife, Grantors, convey and warrant to Happy Ranch Enterprises, LLC, an Oregon limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1:

A portion of Lots 3 and 4 in Block 9 of the Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 4, being the corner of 5th and Pine Streets, thence Northwesterly along the Northeasterly line of 5th Street 70 feet to the true point of beginning of this description; thence continuing Northwesterly along the Northeasterly line of 5th Street 50 feet to the Westerly corner of Lot 4; thence Northeasterly along the Northerly line of Lots 3 and 4, 70 feet; thence Southeasterly and parallel with 5th Street, 50 feet; thence Southwesterly and parallel with Pine Street 70 feet, more or less, to the point of beginning.

Parcel 2:

Beginning at the most westerly corner of Lot 5, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence southwesterly along the southerly line of Pine Street 50 feet; thence southeasterly at right angles to Pine Street 112 feet; thence northeasterly parallel to Pine Street 50 feet; thence northwesterly at right angles to Pine Street 112 feet to the point of beginning.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments.

The true and actual consideration for this transfer is capital contribution.

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.

Dated this 21st day of May, 2006

Craig McGeary
Craig McGeary

Deborah McGeary
Deborah McGeary

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 23 day of May, 2006, the above-named Craig McGeary and Deborah McGeary and acknowledged the foregoing instrument to be their voluntary act. Before me:

Karen A Baker
Notary Public for Oregon
My Commission expires: 9-20-09

