



THIS SPACE RESERV

2006-022900

Klamath County, Oregon



11/15/2006 03:29:06 PM

Fee: \$26.00

After recording return to:

RILEY COYOTE LLC

PO BOX 1207

Bend, OR 97709

Until a change is requested all

tax statements shall be sent to

The following address:

RILEY COYOTE LLC

PO BOX 1207

Bend, OR 97709

Escrow No. BA095385LR

Title No.

SWD

MT1394-8251

### STATUTORY WARRANTY DEED

**TRAVIS RANCH LLC AS TO AN UNDIVIDED 25% INTEREST and HUNTER RANCH LLC AS TO AN UNDIVIDED 25% INTEREST**, Grantor(s) hereby convey and warrant to **RILEY COYOTE LLC**, 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**

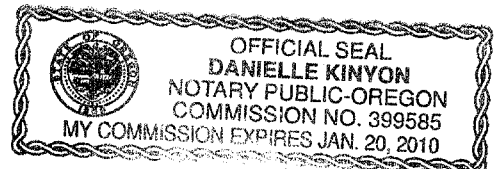
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 197.352.

Dated this 13 day of November, 2006

Mark A. Neuman  
TRAVIS RANCH LLC



HUNTER RANCH LLC

BY: Brian D. Stevens by Mark A. Neuman,  
BRIAN D STEVENS, MEMBER Atty - in - fact

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on Nov. 13, 2006 by MARK A NEUMAN, MEMBER OF TRAVIS RANCH LLC and BRIAN D STEVENS, MEMBER OF HUNTER RANCH LLC.

By Mark A. Neuman  
as attorney  
in fact, AS  
member

(Notary Public for Oregon)

My commission expires 1-20-10

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.

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**EXHIBIT "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

The W 1/2 SE 1/4 NW 1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian.

The E 1/2 SW 1/4, in Section 24, Township 23 South, Range 9 East of the Willamette Meridian. SAVING AND EXCEPTING therefrom the following described parcels:

All that portion within the boundaries of The Dalles-California Highway.

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way line of Tumbo Drive as shown on the duly recorded subdivision "Jack Pine Village"; thence North 59°12' West 300.00 feet to the Northwestern right of way line of said highway; thence North 30°48' East along said Northwestern right of way line, 429.85 feet to the true point of beginning for this description; thence North 59°12' West 170.00 feet; thence South 30°48' West 200.00 feet; thence North 59°12' West 271.88 feet to the approximate centerline of an Irrigation canal; thence North 34°12' East along said centerline 593.04 feet; thence South 59°12' East 406.71 feet to the said Northwestern right of way line; thence South 30°48' West along said Northwestern right of way line 392.00 feet to the true point of beginning.

Beginning at the 1/4 corner on the South line of Section 24, Township 23 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon; thence North 89°26'06" West along the South line of said Section 303.37 feet to a point on the Easterly line of Highway 97; thence North 30°47'SB" East along the Easterly line of said Highway 596.11 feet to a point on the East line of the SW 1/4 of said Section 24; thence South 00°12'18" West along the East line of said SW 1/4 of Section 24, 514.99 feet to the point of beginning

**Tax Parcel Number: 133046 and 127160**

Real property in the County of Klamath, State of Oregon, described as follows:

The E1/2 SE1/4 NW1/4 of Section 24, Township 23 South, Range 9 East at the Willamette Meridian, and all that portion of the SW1/4 NE1/4 of Section 24 lying West of the Westerly right of way line at The Dalles-California Highway No. 97 as the same is not located.

EXCEPT that portion thereof included in the description in Deed from Harry E. Ayres and Susie M. Ayres to Margaret F. Clifford and Nancy Ellen Clifford, dated April 21, 1950, recorded November 25, 1950 in Volume 243 page 479, Deed records of Klamath County, Oregon.

ALSO EXCEPT that portion thereof described in Deed from Harry E. Ayres and Susie M. Ayres to Herman Lee Roland and Geneva Helen Roland, dated July 1, 1957, recorded July 9, 1957 in Volume 293 page 2, Deed records of Klamath County, Oregon.

TOGETHER WITH an easement for roadway 25 feet wide along the Northerly side of property described in Deed from Susie M. Ayres, et vir to Herman Lee Roland, et ux, recorded July 9, 1957 in Volume 293 page 2, Deed records of Klamath County, Oregon.

**Tax Parcel Number 132298 and 133028**