



THIS SPACE RES

2007-001632

Klamath County, Oregon



01/30/2007 03:32:00 PM

Fee: \$21.00

MTCT7323KR

After recording return to:
Klamath-Hilyard, LLC., an Oregon Limited
Liability Company
PO Box 1583
Corvallis, OR 97339

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

Klamath-Hilyard, LLC., an Oregon Limited
Liability Company
PO Box 1583
Corvallis, OR 97339

Escrow No. MT77323-KR
Title No. 0077323

SWD

STATUTORY WARRANTY DEED

WC Ranch, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Klamath-Hilyard, 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:

Parcel 2 and Parcel 3 of Land Partition 22-00 in the SW 1/4 of the SW1/4 of Section 3, Township 39 South, Range 9 East, Willamette Meridian, as on file with the Clerk of Klamath County, Oregon.

Deed Restriction: This Statutory Warranty Deed prohibits use of the property as a used car sales lot for a period of 25 years following execution of this deed.

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 **\$800,000.00**.

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 26th day of January 2007.

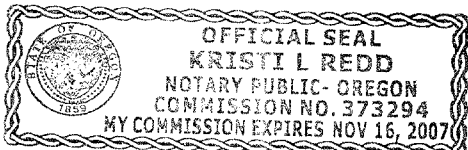
WC Ranch, Inc., an Oregon Corporation

BY: [Signature]
John W. Dey, Secretary

BY: [Signature]
Michael B. Wray, President

State of Oregon
County of Klamath

This instrument was acknowledged before me on January 26, 2007 by Michael B. Wray as President and John W. Dey as Secretary for WC Ranch, Inc., an Oregon Corporation.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007