

4090404246 J

2007-004244

Klamath County, Oregon



00017172200700042440020026

After recording return to:
Timothy Wiest
700 Alamo Drive
Vacaville, CA 95688

03/14/2007 11:01:47 AM

Fee: \$26.00

Until a change is requested, all tax statements shall be sent
to the following address:
Timothy Wiest
700 Alamo Drive
Vacaville, CA 95688

ATE: 64238

STATUTORY WARRANTY DEED

Wood River Properties LLC, An Oregon Limited Liability Company, Grantor, conveys and warrants to
Timothy Wiest, Grantee, the following described real property free of encumbrances except as
specifically set forth herein:

Tax Account No.

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH Covenants, conditions, restrictions, rights of way, easements and reservations
now of record, if any.
The true consideration for this conveyance is \$350,000.00

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 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 AND TO INQUIRE ABOUT THE
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated 6th March day of ~~February~~, 2007

Wood River Properties LLC, An Oregon Limited Liability Company

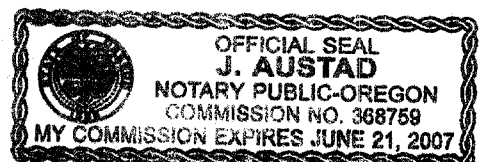
Charles A. Cochrane

Rhonda Cochrane

STATE OF OREGON
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 6th March day of ~~February~~, 2007 by
Charles A. Cochrane as the Managing Member of Wood River Properties LLC, An Oregon Limited
Liability Company on its behalf.

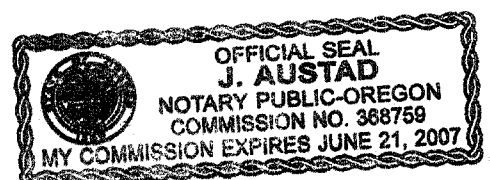
Notary Public State of Oregon
My commission expires: 6-21-07



STATE OF OREGON
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 6th March day of ~~February~~, 2007 by
Rhonda Cochrane as the Managing Member of Wood River Properties LLC, An Oregon Limited
Liability Company on its behalf.

Notary Public State of Oregon
My commission expires: 6-21-07



Warranty Deed
ORRQ 6/2005; Rev. 1/2006

\$26-A

Exhibit A

Lots 2, 3 and 4, Block 1, HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH the E 1/2 of vacated Short Street lying adjacent to said Lots 2, 3 and 4 and the N 1/2 of vacated 5th Street lying adjacent to Lot 4.

Lots 10, 11 and 12, Block 10, HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH the S 1/2 of vacated 5th Street lying adjacent to said Lots 10 and 11.

LESS AND EXCEPT a Tract of land being a portion of Lot 10, Block 10 and a portion of vacated 5th Street of HESSIG ADDITION TO FORT KLAMATH, situated in Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of County Survey NO. 4605, Klamath County Official Records; thence South 00° 02' 47" West, 10.00 feet; thence North 89° 58' 56" West, 19.99 feet; thence South 00° 00' 40" West, 60.54 feet; thence South 89° 56' 06" West, 10.04 feet; thence North 00° 02' 58" West, 70.56 feet; thence South 89° 58' 56" East, 30.12 feet to the point of beginning. Bearings are based upon found Monumentation from County Survey No. 4605, on file at the office of the Klamath County Clerk's Office.

CODE 008 MAP 3307-V22BC TL 00100 KEY #75876