



THIS SPACE RE:

2007-004740
Klamath County, Oregon



03/19/2007 03:23:11 PM

Fee: \$26.00

MTCT8294-KR

After recording return to:
Duane Martin Ranches, L.P., a California Limited
Partnership
2021 Hwy 88
Ione, CA 95640

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

Duane Martin Ranches, L.P., a California Limited
Partnership
2021 Hwy 88
Ione, CA 95640

Escrow No. MT78294-KR
Title No. 0078294

SWD

STATUTORY WARRANTY DEED

Hi Robbins Corporation, an Oregon Corporation, Grantor(s) hereby convey and warrant to **Duane Martin Ranches, L.P., a California Limited Partnership**, 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:

Government Lots 1, 2, 7, 8, 9, 10, 15 and 16 in Section 13, Township 36 South, Range 10 East, Willamette Meridian, County of Klamath, State of Oregon, EXCEPT any portion thereof lying within the right-of-way of the O.C.& E. Railroad.

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 **\$280,000.00**.

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.

24

Dated this 16th day of March, 2007

Hi Robbins Corporation, an Oregon Corporation

Richard Tupper Sr.
Richard Tupper Sr., President

Rayson Tupper
Rayson Tupper, Secretary

Phil H. Tupper
Phil H. Tupper, Board Member

Berva Tupper-Donahue
Berva Tupper-Donahue, Member

Clint Tupper
Clint Tupper, Member

Tori Ann Tupper-Lahr
Tori Ann Tupper-Lahr, Member

Tana Tupper-Walker
Tana Tupper-Walker, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 16, 2007 by Richard Tupper, Sr., President; Rayson Tupper, Secretary; and Phil H. Tupper, Berva Tupper-Donahue, Clint Tupper, Tori Ann Tupper-Lahr and Tana Tupper-Walker, all members of Hi Robbins Corporation, an Oregon corporation.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

