

MT79755-KR

THIS SPACE RE



2007-011736  
Klamath County, Oregon



06/29/2007 11:34:03 AM

Fee: \$21.00

After recording return to:  
Modoc Point Properties, LLC, an Oregon Limited  
Liability Company  
PO Box 7362  
Klamath Falls, OR 97602

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

Modoc Point Properties, LLC, an Oregon Limited  
Liability Company  
PO Box 7362  
Klamath Falls, OR 97602

Escrow No. MT79755-KR  
Title No. 0079755

SWD

### STATUTORY WARRANTY DEED

**Berniece Etchevers**, Grantor(s) hereby convey and warrant to **Modoc Point Properties, 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:

#### LEGAL DESCRIPTION

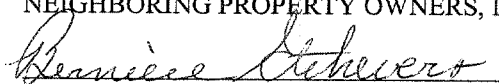
The North half of all that certain piece or parcel of land situate, lying and being in Lot 22, Section 15, Township 36 South, Range 7 East of the Willamette Meridian, being all of the land described in Deed dated June 27, 1945 from Lamm Lumber Co., to Central Pacific Railway Co., recorded August 2, 1945 in Volume 178, page 403 of Deed Records of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point that is distant North 13° 11' 20" West, 1539.81 feet from the quarter corner common to Sections 15 and 22, said Township and Range, said point of beginning being also distant South 84° 10' 30" West 84.00 feet from the originally located center line of main track of the Central Pacific Railway Co. at Engineer Station 4313+65.28; thence South 84° 10' 30" West 129.0 feet to a point; thence North 5° 32' West 120.0 feet to a point; thence North 84° 10' 30" East 129.0 feet to a point; thence South 5° 32' East 120.0 feet to the point of beginning, being a part of the land described in deed recorded on page 204, Volume 56, Deed Records of Klamath County, Oregon, as included in Patent No. 802338, Deed Record No. 39461, United States to Lamm Lumber Co., recorded May 5, 1921 in Klamath County, Oregon.

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:

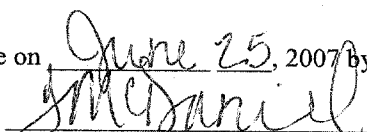
The true and actual consideration for this conveyance is **\$35,000.00**.

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 25 day of June, 2007

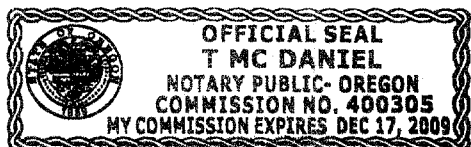
  
Berniece Etchevers

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 25, 2007 by Berniece Etchevers.

  
(Notary Public for Oregon)

My commission expires 12/17/09



21.00