

MTCT 8748-DS

After recording return to:

Ryan Hukill,
P. O. Box 1796
Klamath Falls, OR 97601

2007-016512

Klamath County, Oregon



00031726200700165120030031

09/19/2007 11:21:58 AM

Fee: \$31.00

Klamath Cascade Group, LLC,
Grantor
Ryan Hukill & Tammy Hukill,
Grantee

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

Ryan Hukill & Tammy Hukill
P.O. Box 1796
Klamath Falls, OR 97601

WARRANTY DEED

* an Oregon Limited Liability Company

Klamath Cascade Group, LLC, Grantor, conveys and warrants to Ryan Hukill & Tammy Hukill, as Tenants by the Entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 40-04, said Land Partition being a partition of Parcel 3 of Land Partition 20-99, Land Partition 20-99 being a partition of Parcel 2 of Land Partition 11-92 and a portion of SW1/4 SE1/4 of Section 6, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road purposes as created by Land Partition 11-92,

AND TOGETHER WITH an easement for roadway and utilities as created by instrument recorded November 20, 1997 in Volume M97, page 38156, Microfilm Records of Klamath County, Oregon,

AND TOGETHER WITH an easement created by instrument recorded March 8, 2004 in Volume M04, page 13084, Microfilm Records of Klamath County, Oregon and re-recorded March 11, 2004 in Volume M04, page 14108, Microfilm Records of Klamath County, Oregon, but

SUBJECT TO easements and restrictions of record and those apparent on the land,

AND SUBJECT TO a perpetual roadway access easement 65 feet in width described in Exhibit "A", attached hereto and made a part hereof, lying within Parcel 2, more particularly described above. This easement and right-of-way shall be appurtenant to and for the benefit of the real property described as Parcel 1 of Klamath County, Oregon Land Partition No. 26-94 (the "benefited property").

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The easement described in Exhibit "A" may be used for vehicular and pedestrian ingress and egress purposes and for the location and relocation of utilities and services intended for the benefited land described above. The owner of the benefited property holds its land for development purposes and intends to divide, subdivide, and sell lots and parcels of its land. This easement shall be for the benefit of and appurtenant to each partition and subdivision of the benefited land. The owner of the benefited property rights hereunder shall not lapse in the event of that party's failure to use the easement granted on a continuous basis.

The true consideration for this conveyance is \$75,000. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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.

Dated this 2nd day of July, 2007.

Klamath Cascade Group, LLC

By: Robert A. Stewart mgr.
Member

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 2nd day of July, 2007,
Robert A. Stewart who, being duly sworn, did say that he/she is a member of Klamath Cascade Group LLC, and that said instrument was signed and sealed on behalf of said Limited Liability Company; and he/she acknowledged said instrument to be his/her voluntary act and deed.

Debbie Sinnock
Notary Public for Oregon,
My Commission Expires: 9-8-09

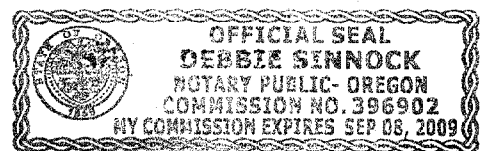


EXHIBIT "A"

DESCRIPTION FOR A ROADWAY ACCESS EASEMENT

A sixty five (65) foot wide roadway easement, for the purpose of ingress and egress, over and across Parcel 2 and 3 of Land Partition No. 40-04, situated in the SE1/4 SW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said easement being more particularly described as follows:

Beginning at the southwest corner of Parcel 2 of Major Land Partition No. 40-04; thence N.21°11'11"E., 23.93 feet to the northwest corner of said Parcel 2; thence northeasterly along the northwest line of said Parcel 2, said line being the arc of a 199.99 foot radius curve to the left, an arc distance of 37.71 feet (chord of said curve bears N.78°16'47"E. a distance of 37.65 feet); thence N.74°13'04"E. a distance of 48.91 feet to the beginning of a non-tangent curve to the right, having a radius of 748.15 feet; thence northeasterly, along the arc of said curve, distance of 184.10 feet to the most northerly corner of said Parcel 2 (chord of said curve bears N.80°26'27"E. a distance of 183.64 feet); thence S.60°32'47"E. a distance of 45.40 feet to the northeast corner of said Parcel 2; thence continuing S.60°32'47"E. a distance of 98.02 feet to a point on the northeasterly line of said Parcel 3; thence southwesterly a distance of 290.89 feet along the arc of a 683.15 foot radius curve to the left, (chord of said curve bears S.85°33'05"W. a distance of 288.70 feet); thence S.74°13'04"W. a distance of 50.53 feet to a point on the southwest line of said Parcel 2; thence northwesterly a distance of 70.43 feet along the arc of a 300.00 foot radius curve to the left, (chord of said curve bears N.62°05'17"W. a distance of 70.27 feet) to the Point of Beginning. Containing 0.47 acres more or less.
