

2007-017247

Klamath County, Oregon



00032600200700172470020025



After recording return to:
Little Deschutes River Properties, LLC
601 SW Second Avenue, Suite 2100
Portland, OR 97204-3158

Until a change is requested all tax statements
shall be sent to the following address:
Little Deschutes River Properties, LLC
601 SW Second Avenue, Suite 2100
Portland, OR 97204-3158

File No.: 7064-1104336 (MG)
Date: August 27, 2007

THIS SPACE

10/03/2007 11:42:17 AM

Fee: \$26.00

STATUTORY WARRANTY DEED

Gary L. June, Grantor, conveys and warrants to **Little Deschutes River Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 1320 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17; THENCE SOUTH 875 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 28° 26' WEST 811 FEET; THENCE SOUTH 28° 49' WEST 373 FEET; THENCE SOUTH 44° 18' WEST 640 FEET; THENCE SOUTH 39° 31' WEST 316 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE EAST AT SAID SOUTHERLY LINE TO THE CENTER THREAD OF THE LITTLE DESCHUTES RIVER; THENCE FOLLOWING THE SAID CENTER THREAD IN A NORTHERLY DIRECTION TO ITS INTERSECTION WITH THE NORTHERLY LINE OF KOKANEE LANE (NOW KNOWN AS HOUSER LANE) IN THE PLAT OF ROBERTS RIVER ACRES, IF SAID LANE WAS EXTENDED NORTHWESTERLY; ALSO INTERSECTING THE SOUTH LINE OF AN INSTRUMENT RECORDED IN BOOK M67, PAGE 6469; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID INSTRUMENT TO THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR INGRESS AND EGRESS OVER KOKANEE LANE (NOW KNOWN AS HOUSER LANE) AND INCLUDING CONDITIONAL USE PERMIT PER CASE NO. CUP 51-03 ORDER DATED 12/16/03

F-26

APN: R151837

Statutory Warranty Deed
- continued

File No.: 7064-1104336 (MG)
Date: 08/27/2007

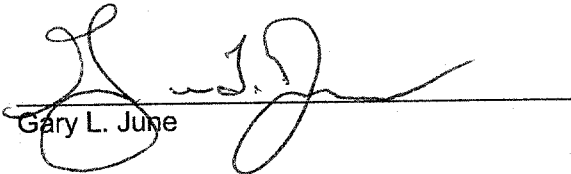
Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2007-2008 a lien not yet payable

The true consideration for this conveyance is **\$160,000.00**. (Here comply with requirements of ORS 93.030)

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, 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.

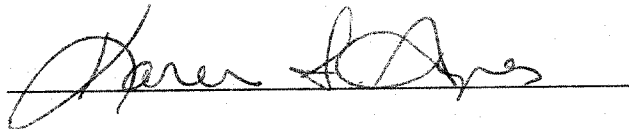
Dated this 1 day of October, 2007.



Gary L. June

STATE OF New York)
County of Rockland) ss.

This instrument was acknowledged before me on this 1 day of Oct., 2007
by **Gary L. June**.



Notary Public for

My commission expires: 5/18/11

KAREN S. AYRES
Notary Public, State of New York
No. 4883587

Qualified in Rockland County
Commission Expires May 18, 2011