

2008-000263

Klamath County, Oregon



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01/07/2008 03:33:29 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

Grantor: Mike Picard and John Johnson
5450 Altamont
Klamath Falls, OR 97603

Grantee: Kiger Development Company, LLC
2633 Old Midland Road
Klamath Falls, OR 97603

Consideration: \$0.00

After recording, return & send tax statements to:
Kiger Development Company, LLC
2633 Old Midland Road
Klamath Falls, OR 97603

Mike Picard and John Johnson, not as tenants-in-common, but with full right of survivorship, Grantors, convey and warrant to Kiger Development Company, LLC, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Beginning at the Southwest Corner of the NE 1/4 of the NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence East along the South line of said NE 1/4 of the NE 1/4 of said section to its intersection with the Westerly line of right of way of the United States Reclamation Main Service Canal; thence Northwesterly along the Westerly line of the right of way of said canal to its intersection with the West line of said NE 1/4 of the NE 1/4 of said Section 3; thence South along the West line of the said NE 1/4 of the NE 1/4 of Section 3, to the place of beginning.

Excepting therefrom that portion deeded to Klamath County by Deed recorded in Deed Volume 95 at Page 301 for road purposes.

The true consideration for this conveyance is other good and valuable consideration.

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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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.

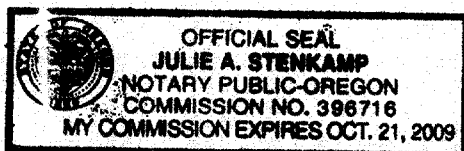
Dated January 7, 2008; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Mike Picard
Mike Picard

John Johnson
John Johnson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 7, 2008, by Mike Picard and Johnson.



Julie A. Stenkamp
Notary Public for Oregon

My Commission Expires: 10/21/09