

MT81933-LW

THIS SPACE R

2008-003578

Klamath County, Oregon



03/21/2008 11:11:42 AM

Fee: \$26.00

After recording return to:

RICHARD SANFORD

760 LAZY HEART LANE

FALLON, NV 89406

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

RICHARD SANFORD

760 LAZY HEART LANE

FALLON, NV 89406

Escrow No. MT81933-LW

Title No. 0081933

SWD

STATUTORY WARRANTY DEED

CO.

G BAR W LAND AND CATTLE COMPANY, an Oregon Corporation, Grantor(s) hereby convey and warrant to RICHARD SANFORD and JENNIFER SANFORD, as tenants by the entirety, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$642,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 14th day of March 2008

CO.

G BAR W LAND AND CATTLE COMPANY

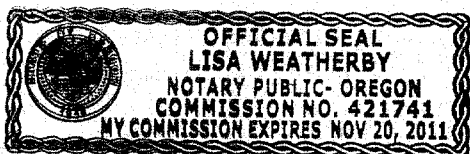
BY: Wallace W. Watkins, President
WALLACE W. WATKINS, PRESIDENT

BY: Brenda Watkins, Secretary
BRENDA WATKINS, SECRETARY

State of Oregon

County of Klamath

This instrument was acknowledged before me on March 14, 2008 by BY WALLACE W. WATKINS, PRESIDENT AND BRENDA WATKINS, SECRETARY FOR G BAR W LAND AND CATTLE COMPANY-- CO.



(Notary Public for Oregon)

My commission expires 11/20/2011

20MT

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 63-07, being a replat of Parcel 2 of "Land Partition 66-97", situated in the SW1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, and the S1/2 of Section 13, the N1/2 of Section 24, the SE1/4 of Section 14, the NE1/4 of Section 23, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a private road easement recorded February 1, 2008 in Volume 2008, page 001344, Microfilm Records of Klamath County, Oregon