

MT81499-DS

THIS SPACE RE

2008-004691

Klamath County, Oregon



03/31/2008 03:21:21 PM

Fee: \$36.00

After recording return to:

DAVID R. MCLIN

21330 Hwy. 140 E

Dairy, OR 97625

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

DAVID R. MCLIN

21330 Hwy. 140 E

Dairy, OR 97625

Escrow No. MT81499-DS

Title No. 0081499

SWD

STATUTORY WARRANTY DEED

PINE FLAT LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **DAVID R. MCLIN and DEBBIE A. MCLIN, 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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

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 \$ 391,000.00

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.

36 AMT

Dated this 14 day of March, 2008

PINE FLAT LLC, an Oregon Limited Liability Company

BY: Thomas J. Purtzer
THOMAS J. PURTZER, OPERATING MANAGER

State of Oregon
County of Jackson

This instrument was acknowledged before me on March 14, 2008 by THOMAS J. PURTZER, AS OPERATING MANAGER FOR PINE FLAT LLC, AN OREGON LIMITED LIABILITY COMPANY.

Carrie Andries
(Notary Public for Oregon)

My commission expires 3/26/10

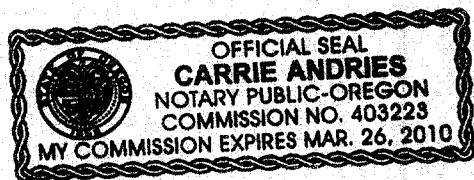


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land located in portions of Sections 31 and 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian, and Section 5, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of Section 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon from which point the Southwest corner of said Section 32 bears South 0° 39' 08" West 173.01 feet distant; thence North 0° 30' 08" East 1130.97 feet to the South 1/16 corner common to Sections 31 and 32; thence North 89° 23' 45" West 1324.66 feet to the Southeast 1/16 corner of Section 31; thence along the 1/16 Section line North 0° 31' 29" East 1821.16 feet to the Southerly right of way line of the O.C. & E. Railroad; thence along said right of way line South 89° 51' 30" East 1323.97 feet to its intersection with the West line of Section 32; thence North 0° 30' 08" East 100.00 feet to the Northerly right of way line of the O.C. & E. Railroad; thence along said right of way line South 89° 51' 30" East 238.48 feet; thence, leaving said right of way line, North 0° 58' 27" West 663.55 feet to a point on the Southerly right of way line of State Highway 140; thence along said right of way line North 87° 48' 03" East 74.28 feet; thence 233.07 feet along the arc of a 5699.58 foot radius curve to the right, the long chord of which bears North 88° 58' 20" East 233.04 feet; thence South 89° 51' 22" East 793.02 feet; thence North 89° 57' 40" East 3972.46 feet to a point on the East line of Section 32; thence, leaving said highway right of way line, South 0° 38' 57" West along the East line of Section 32 3388.87 feet to a point; thence, along an existing fence line, South 79° 47' 33" West 451.44 feet; thence South 69° 53' 43" West 797.73 feet; thence South 40° 15' 25" West 236.92 feet; thence South 5° 08' 47" West 253.49 feet to a point in an existing fence line; thence, along said fence line, South 22° 34' 24" West 384.64 feet; thence South 51° 14' 35" West 528.50 feet; thence South 74° 03' 10" West 284.95 feet; thence North 76° 10' 34" West 256.59 feet; thence North 52° 15' 26" West 201.63 feet; thence North 84° 32' 50" West 574.37 feet; thence leaving said fence line, North 50° 17' 38" West 319.51 feet; thence North 77° 13' 10" West 222.13 feet; thence South 87° 22' 56" West 173.85 feet to a point in a North-South fence line; thence along said North-South fence line, North 0° 16' 05" East 711.54 feet to the center of an East-West ditch; thence along the center line of said ditch and the Westerly extension thereof, North 89° 34' 20" West 1472.26 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of the O.C. & E. Railroad.

PARCEL 2:

A portion of Section 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Section 32 at its intersection with the Northerly right of way line of the O.C. & E. Railroad, from which point the 1/4 corner common to Sections 31 and 32 bears South 0° 30' 08" West, 627.87 feet distant; thence along the section line North 0° 30' 08" East 654.38 feet to a point on the Southerly right of way line of Highway 140; thence along said right of way line North 87° 48' 03" East 221.63 feet; thence leaving said right of way line South 0° 58' 27" East 663.55 feet to a point on the Northerly right of way line of the O.C. & E. Railroad; thence along said right of way line North 89° 51' 30" West 238.48 feet to the point of beginning.

Continued

(Parcel 2 Legal Description Continued)

PARCELS 1 AND 2 TOGETHER WITH an easement for ingress and egress over and across the West 30 feet of that portion of the SE NE of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying South of State Highway 140 and North of the Oregon California and Eastern Railroad Company right of way as granted by instrument recorded January 19, 1989, in Volume M89, page 1092, Microfilm Records of Klamath County, Oregon.

PARCEL 3:

That portion of the SE1/4 NE1/4 of Section 32, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the East line of said Section 32 with the Northerly line of Grantor's 100 foot railroad right of way ("Northerly right of way line"); thence run Northerly along the East line of said Section 32 a distance of 25 feet to the True Point of Beginning; thence run Westerly along a line that is 25 feet Northerly of, and parallel with, said Northerly right of way line a distance of 526 feet; thence run Northerly, at right angles to said Northerly right of way line, a distance of 150 feet; thence run Easterly, parallel with said Northerly right of way line, a distance of 466 feet, more or less, to a point 60 feet Westerly of said East line of said feet, more or less, to the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence run Easterly along said Southerly highway right of way line to the East line of said Section 32; thence run Southerly along said East line of said Section 32 to the True Point of Beginning and the end of this description.

PARCELS 1, 2, AND 3 TOGETHER WITH an easement for ingress and egress as granted by instrument dated December 5, 1988, recorded January 19, 1989 in Volume M89, page 1113, Microfilm Records of Klamath County, Oregon.