

MT80932-KR

THIS SPACE RE

2008-007407

Klamath County, Oregon



00046518200800074070020027

05/20/2008 11:44:32 AM

Fee: \$26.00

After recording return to:
Upland View Ranch, LLC, an Oregon limited
liability company
2346 Nile Street
Klamath Falls, OR 97603

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

Upland View Ranch, LLC, an Oregon limited
liability company
2346 Nile Street
Klamath Falls, OR 97603

Escrow No. MT80932-KR
Title No. 0080932
SWD

STATUTORY WARRANTY DEED

Warren W. Haught, Jr. and Anna Haught, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Upland View Ranch, LLC, an Oregon limited liability company**, 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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 **19th** day of **May, 2008**.

X *Warren W. Haught Jr*
Warren W. Haught, Jr.

X *Anna Haught*
Anna Haught

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on **May 19, 2008** by Warren W. Haught, Jr. and Anna Haught.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

2008-05-19

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The following described real property situated in Klamath County, Oregon, described as follows:

Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: S1/2 of the NW1/4, SW1/4 of the NE1/4, S1/2 EXCEPTING the NE1/4 of the SE1/4.

Section 28: NW1/4 of the NW1/4.

Section 29: Beginning at a point located 450.67 feet East of the intersection of Sections 19, 20, 29 and 30 of Township 40 South, Range 12 East of the Willamette Meridian; thence South 58° 12' 34" East along the existing fence line to the East line of the NW1/4 NW1/4 of Section 29; thence North to the North line of the NW1/4 NW1/4 of Section 29; thence West to the point of beginning.

ALSO, the SW1/4 SE1/4 and the S1/2 SW1/4 of Section 29, EXCEPTING THEREFROM the South 120.00 feet of the East 125.00 feet and the East 30.00 feet ALSO EXCEPTING the South 120.00 feet thereof of the SW1/4 of the SE1/4.

ALSO, the NE1/4 of the NW1/4, N1/2 of the NE1/4, SE1/4 of the NE1/4, NE1/4 of the SE1/4, EXCEPTING the South 1030 feet. ALSO EXCEPTING that portion conveyed to the Shasta View Irrigation District in Deed recorded in Volume M75, page 13758, Microfilm Records of Klamath County, Oregon.

Section 30: The E1/2

ALSO, that portion of the SE1/4 of the SW1/4 of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Malin-Bonanza Highway.

PARCEL 2:

Together with an easement, to use as means of ingress and egress, over an access road from Harpold Road and lying within the N1/2 NW1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian as described in instrument recorded October 3, 1961 in Volume 333, page 25, Deed records of Klamath County, Oregon.

ALSO Together with an easement for right of way over the Easterly 30 feet of the E1/2 NW1/4 of Section 32, Township 40 South, Range 12 East of the Willamette Meridian as described in Easement recorded October 3, 1961 in Volume 333, page 26, Deed records of Klamath County, Oregon.

AND ALSO Together with an easement for right of way over the NW1/4 NW1/4 NW1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian as described in Easement recorded October 19, 1977 in Volume M77, page 20044, Microfilm records of Klamath County, Oregon.
