

MTZ 82711-SH

THIS SPACE RES

2008-010824

Klamath County, Oregon



07/30/2008 03:37:58 PM

Fee: \$26.00

After recording return to:

SOUTHERN OREGON SOLAR, INC.

PO BOX 660

KENO, OR 97627

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

SOUTHERN OREGON SOLAR, INC.

PO BOX 660

KENO, OR 97627

Escrow No. MT82711-SH

Title No. 0082711

SWD

### STATUTORY WARRANTY DEED

**ELBERT G. HENDERSON and ANNETTE HENDERSON, as tenants in common, Grantor(s)** hereby convey and warrant to **SOUTHERN OREGON SOLAR, INC., AN OREGON CORPORATION**, 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:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$350,000.00**.

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 22<sup>ND</sup> day of July 2008.

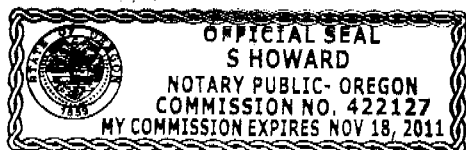
  
ELBERT G. HENDERSON

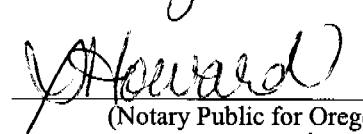
  
ANNETTE HENDERSON

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 22 2008 by ELBERT G. HENDERSON and ANNETTE HENDERSON.



  
(Notary Public for Oregon)

My commission expires Nov 18, 2011

26 Anet

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Tracts 6, 7 and 10 of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Anderson Avenue, being South 88°52'40" East 170.42 feet from the centerline of vacated Avalon Street; thence North 02°00'40" East along the Easterly side of chain link fence 72.80 feet to the Easterly edge of a corner post; thence North 88°52'40" West 2.60 feet to the P-K nail set in concrete; thence North 02°00'40" East 303.03 feet to the 5/8 inch iron pin on the Southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence South 48°02'10" East 286.90 feet along said right of way line to a 5/8 inch iron pin on the Westerly line of said Tract 10; thence South 00°06'00" East along the Westerly line of said Tract 10 to a 5/8 inch iron pin, said iron pin being on the Southwesterly right of way line of the said Railway Company tracks and being 150 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks; thence South 48°02'10" East along said Southwesterly right of way line 236.23 feet to a 5/8 inch iron pin on the Northerly right of way line of said Anderson Avenue; thence North 88°52'40" West 399.70 feet to the point of beginning, with bearings based on record of survey No. 2031, as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed recorded February 15, 1961, in Volume 327, page 339 and recorded July 21, 1960 in Volume 323, page 20, Deed Records of Klamath County, Oregon.