

UTC 83068

2008-012988  
Klamath County, Oregon

After recording return to:
JH Rucker, LLC Attn: Howard D. Miltenberger Judy Roek PO Box 352 Gilchrist, OR 97737
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00053363200800129880020021

09/17/2008 02:37:20 PM

Fee: \$26.00

Order Number: 12524

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Ronald M. Round, Grantor** conveys and warrants to  
**JH Rucker, LLC , an Oregon limited liability company, Grantees** the following  
described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

Account No(s): **746492**  
Map/Tax Lot No(s): **2408-036DC-02400**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$107,000.00**. (Here comply with requirements of ORS 93.030.)

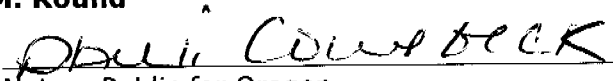
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.**

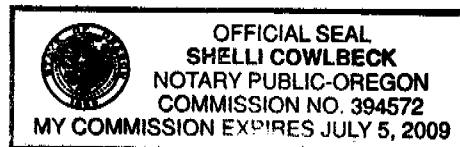
Executed this 13 day of September, 2008

  
Ronald M. Round

State of **Oregon**, County of **Deschutes** ) ss.

This instrument was acknowledged before me on this 13 day of September, 2008 by **Ronald M. Round**

  
Notary Public for Oregon



Shelli Cowlbeck

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

A tract of land located in the SW1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point whence the S1/4 corner of said Section 36 bears South 59° 11' 53" West, 1194.19 feet; thence North 00° 32' 00" East, 257.00 feet; thence South 89° 21' 15" East, 250.72 feet to a point on the Westerly right of way line of the Dalles-California highway No. 97; thence Southerly along said right of way line on a 01° 58' spiral curve left, 153.12 feet; thence Southerly along a 00° 58' circular curve left, 126.45 feet; thence North 89° 21' 15" West 139.30 feet to the point of beginning.