

2008-016290

Klamath County, Oregon



00057299200800162900030035

THIS SPACE

12/09/2008 11:58:10 AM

Fee: \$31.00



After recording return to:

Jason P Nash
5200 Teare Lane
Bonanza, OR 97623

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

Jason P Nash
5200 Teare Lane
Bonanza, OR 97623

File No.: 7021-1305135 (ALF)

Date: November 04, 2008

STATUTORY WARRANTY DEED

Marcia B. Barthelow, an undivided one-third interest, Anne B. Talbott, an undivided one-third interest and Joan B. Moeller, an undivided one-third interest, all as tenants in common, Grantor, conveys and warrants to **Jason P Nash**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

THE SOUTHWEST QUARTER AND THE SOUTH QUARTER OF SOUTHEAST QUARTER OF SECTION 13; THE EAST HALF OF SOUTHEAST QUARTER OF SECTION 23; THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER, THE EAST HALF OF NORTHWEST QUARTER, THE SOUTH HALF OF SOUTH WEST QUARTER AND THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 24; THE NORTHWEST QUARTER, THE NORTHEAST QUARTER, THE NORTH HALF OF SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 25; AND THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 26; ALL IN TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL II:

F31-

LOT 4, THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 18; ALL THAT PORTION OF LOTS 2 AND 3, THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF SOUTHWEST QUARTER LYING SOUTHERLY OF THE LOST RIVER IN SECTION 18; THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF NORTHWEST QUARTER, LOT 1, THE SOUTHEAST QUARTER OF NORTHWEST QUARTER, THE EAST HALF OF SOUTHWEST QUARTER, THE NORTHEAST QUARTER OF SOUTHEAST QUARTER, AND THE NORTH 495 FEET OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 19; ALL IN TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN.

SAVING AND EXCEPTING FROM THE ABOVE DESCRIBED PARCELS ALL RIGHTS OF WAY, EASEMENTS FOR DITCHES, CANALS, LATERALS AND ROADWAYS OF RECORD AND APPARENT ON THE LAND; AND ALSO THAT LAND CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED FEBRUARY 24, 1924 IN VOLUME 63 PAGE 443, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,800,000.00**. (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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 5th day of December, 2008.

Marcia B. Barthelow By
Marcia B Barthelow Daniel G. Baker, Attorney
IN FACT

ANNE B. TALBOTT By Daniel G. Baker
Anne B Talbott HER ATTORNEY IN FACT

Joan B. Moeller
Joan B Moeller

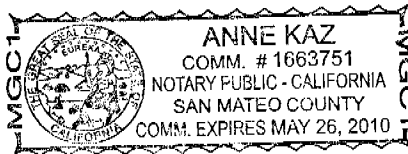
STATE OF

California

County of

San Mateo ss.

This instrument was acknowledged before me on this 5th day of December, 2008
by **Marcia B Barthelow and Anne B Talbott and Joan B Moeller**



Notary Public for

My commission expires:

California
5/26/10