

MT84053-KR



THIS SPACE RE

2008-017018

Klamath County, Oregon



00058138200800170180020025

12/31/2008 11:44:11 AM

Fee: \$26.00

After recording return to:

Richard Wendt

c/o AmeriTitle Escrow MT84053-KR

300 Klamath Avenue

Klamath Falls, OR 97601

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

Richard Wendt

c/o AmeriTitle

Escrow No. MT84053-KR

Title No. 0084053

SWD

STATUTORY WARRANTY DEED

JWTR, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to **Richard Wendt**, 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:

Section 17 – N1/2, N1/2 SW1/4, SE1/4 SW1/4 and E1/2 SE1/4

EXCEPTING THEREFROM the following described parcels: (a) that portion described in Deed recorded December 2, 1912 in Deed Book 38, page 223, Deed Records of Klamath County, Oregon; (b) those portions described in Deed recorded in Book 129, page 301, and by Deed recorded May 25, 1959 in Book 312, page 811, Deed Records of Klamath County, Oregon; (c) that portion described in Warranty Deed recorded April 18, 1979 in Volume M79, page 8328, Microfilm Records of Klamath County, Oregon; (d) that portion described in Warranty Deed recorded April 2, 1976 in Volume M76, page 4645, Microfilm Records of Klamath County, Oregon;

TOGETHER WITH that portion of the NW1/4 of the SE1/4 described in Deed from Crown Zellerbach Corporation to Boise--Cascade Corporation, recorded September 22, 1969 in Volume M69, page 8168, Microfilm Records of Klamath County, Oregon.

Section 18 – NE1/4, NE1/4 of Government Lot 1, NE1/4 SE1/4 NW1/4, E1/2 SE1/4, E1/2 NW1/4 SE1/4, SW1/4 SE1/4, SE1/4 SW1/4 and Government Lots 3 and 4 (W1/2 SW1/4)

Section 19 – W1/2 NE1/4

Section 20 – E1/2 NW1/4

EXCEPTING THEREFROM that portion described in Deed recorded March 28, 1973 in Volume M73, page 3587, Microfilm Records of Klamath County, Oregon, less strips for highway and railroad.

All being in Township 28 South, Range 8 East of the Willamette Meridian, Klamath County Oregon

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:

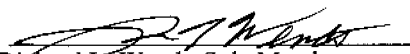
The true and actual consideration for this conveyance is **\$1,000,000.00**.

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.

2011

Dated this 30th day of December, 2008.

JWTR, LLC, an Oregon limited liability company

(X) BY: 
Richard L. Wendt, Sole Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 30, 2008 by Richard L. Wendt, Sole Member of JWTR, LLC,
an Oregon limited liability company.


(Notary Public for Oregon)

My commission expires 3-17-2010

