

NTC 84424-KR

THIS SPACE I

2009-003083

Klamath County, Oregon



00061747200900030830010014

03/02/2009 11:31:29 AM

Fee: \$21.00

After recording return to:

Joanne Larsen

3113 North Avenue

Modesto, CA 95358

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

Joanne Larsen

3113 North Avenue

Modesto, CA 95358

Escrow No. MT84424-KR

Title No. 0084424

SWD

STATUTORY WARRANTY DEED

VCP Ranch, Ltd, an Oregon limited partnership, Grantor(s) hereby convey and warrant to Joanne Larsen, as to an undivided 75% interest, and Joanne H. Larsen, Trustee of the Exempt Trust for the Benefit of Joanne Larsen created by the John L. Hertle Revocable Trust Dated 11/25/96, as to an undivided 25% interest, 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:

Parcel 1 of Land Partition 13-08, being a Replat of Parcel 3 of Land Partition 20-92, in Sections 17, 18, 19, 20 and 29, Township 40 South, Range 11 East, Willamette Meridian, filed June 17, 2008 in Volume 2008-008788 Microfilm Records of Klamath County, Oregon.

TOGETHER WITH a 60 foot easement over and across Grantor's remaining property to provide Grantees access to the irrigation pump that supplies irrigation water to the property described above for the operation, maintenance and replacement of the pump, mainline and other appurtenances thereto. The intent of this easement is to incorporate the well, pumps, pipelines and electrical panel into the property of the above described parcel for the exclusive use and benefit of that parcel; and

RESERVING UNTO the Grantors named above a 60 foot easement along the entire west property line of the above described parcel for road purposes.

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 25th day of February 2009.

VCP Ranch, Ltd, an Oregon limited partnership

BY: [Signature]
Colin L. Pope, Authorized Partner

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 25 2009 by Colin L. Pope, Authorized Partner for VCP Ranch, Ltd, an Oregon limited partnership.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2009

Handwritten initials