

NTC 84652-KR

THIS SPACE RE

2009-004979  
Klamath County, Oregon



04/09/2009 03:18:58 PM

Fee: \$26.00

After recording return to:  
VCP Ranch Exchange BX090202, LLC, an  
Oregon limited liability company  
PO Box 907  
Bend, OR 97709

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

VCP Ranch Exchange BX090202, LLC, an  
Oregon limited liability company  
PO Box 907  
Bend, OR 97709

Escrow No. MT84652-KR  
Title No. 0084652  
SWD

### STATUTORY WARRANTY DEED

**Darlene S. Sell, Successor Trustee of the John Higham 1992 Trust dated January 27, 1992; as to an undivided 1/2 interest and Harless Brewer, Successor Trustee of the Jo Higham 1992 Trust dated January 27, 1992; as to an undivided 1/2 interest, Grantor(s) hereby convey and warrant to VCP Ranch Exchange BX090202, LLC, an Oregon limited liability company, 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:**

Lots 27 and 28 of ANKENY GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of 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 **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 6th day of April, 2009.

Darlene S. Sell, Successor Trustee of the John Higham 1992 Trust dated January 27, 1992

BY: Darlene S. Sell Successor Trustee  
Darlene S. Sell, Successor Trustee

Harless Brewer, Successor Trustee of the Jo Higham 1992 Trust dated January 27, 1992

BY: Signed in Counterpart  
Harless Brewer, Successor Trustee - See attached

State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 6, 2009 by Darlene S. Sell, Successor Trustee of the John Higham 1992 Trust dated January 27, 1992 and ~~Harless Brewer, Successor Trustee of the Jo Higham 1992 Trust dated January 27, 1992.~~



Kristi L. Redd  
(Notary Public)

26amt

UTC 84652-KR

THIS SPACE RESERVED FOR RECORDER'S USE



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PO Box 907  
Bend, OR 97709

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PO Box 907  
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Escrow No. MT84652-KR

Title No. 0084652

SWD

### STATUTORY WARRANTY DEED

**Darlene S. Sell, Successor Trustee of the John Higham 1992 Trust dated January 27, 1992; as to an undivided 1/2 interest and Harless Brewer, Successor Trustee of the Jo Higham 1992 Trust dated January 27, 1992; as to an undivided 1/2 interest, Grantor(s) hereby convey and warrant to VCP Ranch Exchange BX090202, LLC, an Oregon limited liability company, 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:**

Lots 27 and 28 of ANKENY GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of 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 **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 7 day of April, 2009.

Darlene S. Sell, Successor Trustee of the John Higham 1992 Trust dated January 27, 1992

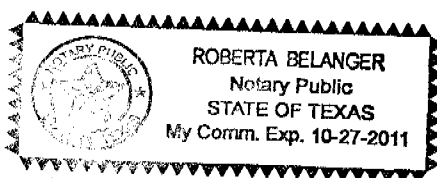
BY: Signed in Counterpart  
Darlene S. Sell, Successor Trustee

Harless Brewer, Successor Trustee of the Jo Higham 1992 Trust dated January 27, 1992

BY: Harless Brewer  
Harless Brewer, Successor Trustee

State of Texas  
County of Kendall

This instrument was acknowledged before me on April 7, 2009 by Darlene S. Sell, Successor Trustee of the John Higham 1992 Trust dated January 27, 1992 and Harless Brewer, Successor Trustee of the Jo Higham 1992 Trust dated January 27, 1992.



Roberta Belanger  
(Notary Public)