

UTC 85872-KR

W C Ranch, Inc., an Oregon Corporation

17356 Hill Road

Klamath Falls, OR 97603

Grantor's Name and Address

Michael Barnes Wray

16810 Hill Road

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Michael Barnes Wray

16810 Hill Road

Klamath Falls, OR 97603

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

Michael Barnes Wray

16810 Hill Road

Klamath Falls, OR 97603

Escrow No. MT85872-KR

BSD

THIS SPACE

2009-011471

Klamath County, Oregon



08/26/2009 03:14:19 PM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That W C Ranch, Inc., an Oregon Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Michael Barnes Wray ~~and~~, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 5, Section 21; that portion of the NE SE of Section 21 lying Southerly of Hill Road and all that portion of the NW1/4 SW1/4 of Section 22, lying South of the County Road, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT the right of way for the Burlington Northern Railroad, AND EXCEPT the USBR "G" Canal.

SUBJECT TO: Trust Deed recorded 2/15/2007 in 2007-002701 Records of Klamath County, Oregon and rerecorded 2/23/2007 in 2007-003132 Records of Klamath County, Oregon.

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$315,000.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18th day of August, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

W C Ranch, Inc., an Oregon Corporation

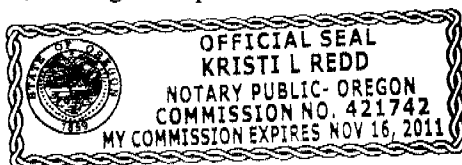
X BY:

John Dey, Secretary-Treasurer

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 18th, 2009 by John Dey, Secretary-Treasure of W C Ranch, Inc., an Oregon Corporation.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

21amt