

2009-014503

Klamath County, Oregon



00075301200900145030030030

11/12/2009 09:10:42 AM

Fee: \$47.00

After Recording Return to:
DEMING RANCH LAND & CATTLE LLC
5687 Ridge Park Drive
Loomis, Ca. 95650
Until a change is requested all tax statements
Shall be sent to the following address:
DEMING RANCH LAND & CATTLE LLC
Same as above
ATE 67044

WARRANTY DEED

DEMING MANAGMENT INC., AN OREGON CORPORATION, herein called grantor, convey(s) to **DEMING RANCH LAND & CATTLE LLC**, A CALIFORNIA LIMITED LIABILITY COMPANY, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$2,500,000.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated [November 5, 2009].

DEMING MANAGMENT INC.


BY: **ERIC BRYANT, PRESIDENT**

STATE OF Hawaii, County of Mau) ss.

This instrument was acknowledged before me on November 5th, 2009 by **ERIC BRYANT** as President of **DEMING MANAGMENT INC.**

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67044MS

Before me: Anthony Gallo Jr.
Notary Public for State of Hawaii
My commission expires: _____



ANTHONY GALLO JR.
Commission expires Aug. 6, 2012

ATE 47

Exhibit A

PARCEL 1:

The NW 1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS AND EXCEPT the following:

Beginning at the Northeast corner of the NW 1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian; thence 1,000 feet South; thence 420 feet West; thence 1,000 feet North; thence 420 feet East to the point of beginning.

PARCEL 2:

Beginning at the Northeast corner of the NW 1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian, in the county of Klamath, State of Oregon; thence 1,000 feet South; thence 420 feet West; thence 1,000 feet North; thence 420 feet East to the point of beginning.

PARCEL 3:

The E 1/2 NE 1/4 Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 4:

The W 1/2 NW 1/4, Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 5:

The E 1/2 NW 1/4, Section 35, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 6:

The W 1/2 NW 1/4, Section 35, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 7:

Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon;

Section 23: Beginning at a point 100 feet West of the Southeast corner of the SW 1/4 SE 1/4 of Section 23; thence North 200 feet; thence West 200 feet; thence South 200 feet; thence East 200 feet to the point of beginning.

Section 24: All

Section 25: N 1/2 NW 1/4 NW 1/4; E 1/2 NW 1/4; NE 1/4 SW 1/4; E 1/2 NE 1/4; SE 1/4

Section 26: All

Section 36: NW 1/4 NE 1/4

Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 16: W 1/2 SW 1/4
Section 17: W 1/2; S 1/2 SE 1/4
Section 18: S 1/2 N 1/2; N 1/2 S 1/2
Section 19: All
Section 20: N 1/2 N 1/2; SE 1/4 NW 1/4; NE 1/4 SW 1/4; SW 1/4 NE 1/4
Section 21: W 1/2; SE 1/4
Section 27: W 1/2; SE 1/4
Section 29: E 1/2; SW 1/4
Section 31: W 1/2 NE 1/4; E 1/2 NW 1/4; N 1/2 S 1/2
Section 33: W 1/2; SE 1/4
Section 35: S 1/2

SAVING AND EXCEPTING a strip of land 66 feet in width across the SE 1/4 SE 1/4 of Section 21 and the NE 1/4 SE 1/4 of Section 31, Township 36 South, Range 15 East of the Willamette Meridian, conveyed to Weyerhaeuser Timber Company as described in Parcels 1 and 2 in deed recorded July 25, 1958 in Book 301 at Page 347, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING a strip of land 66 feet in width in the N 1/2 NW 1/4 and SW 1/4 NE 1/4 of Section 33, Township 36 South, Range 15 East of the Willamette Meridian, conveyed to Weyerhaeuser Timber Company by deed recorded January 13, 1959 in Book 308 at Page 577, Deed Record of Klamath County, Oregon.

PARCEL 8:

The W 1/2 NE 1/4, Section 25, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE: 92 MAP: 3614 TL: 4500
CODE: 92 & 8 MAP: 3615 TL: 1000
CODE: 8 & 92 MAP: 3615 TL: 1000
CODE: 92 MAP: 3615-3100 TL: 100
CODE: 92 MAP: 3615-3100 TL: 300