

UTC 86285-KR

THIS SPA

2010-002517  
Klamath County, Oregon



02/19/2010 03:23:47 PM Fee: \$47.00

After recording return to:  
Campbell James Kness  
45869 Gerber Road 11085 East Langell Valley Rd.  
Bonanza, OR 97623

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

Campbell James Kness  
45869 Gerber Road 11085 East Langell Valley Rd.  
Bonanza, OR 97623

Escrow No. MT86285-KR  
Title No. 0086285  
SWD r.012910

STATUTORY WARRANTY DEED

Circle Five Ranch, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Campbell James Kness**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$300,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 18<sup>th</sup> day of February, 2010.

Circle Five Ranch, Inc., an Oregon Corporation  
BY: Deborah Kness-Ochoa  
Deborah Kness-Ochoa, President

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb. 18, 2010 by Circle Five Ranch, Inc., an Oregon Corporation.  
\*\*Deborah Kness-Ochoa, President for

Kristi L. Redd  
(Notary Public for Oregon)



My commission expires 11/16/2011

47 amt

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

All in Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 29: W1/2 SW1/4, SE1/4 SW1/4

Section 30: Government Lots 3 and 4, E1/2 SW1/4, SE1/4

Section 31: All

Section 32: W1/2

EXCEPTING THEREFROM that portion situated in the SW1/4 of said Section 29 lying North of the following described line:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the West line of said Section 29, from which the West 1/4 corner of said Section 29 bears North 00 degrees 36. 50" West 1803.81 feet; thence North 86 degrees 32' 15" East, parallel to and 5.00 feet Northerly of an existing power line, 2592.10 feet to a 5/8" iron pin with Tru-Line Surveying, Inc, plastic cap; thence, continuing North 86 degrees 32' 15" East to the East line of said SW 1/4 of Section 29. Bearings are based on the survey of property line adjustment 36-97 on file at the office of the Klamath County Surveyor.

ALSO EXCEPTING THEREFROM those portions conveyed to Klamath County by instrument recorded October 3, 1952 in Deed Volume 257, page 133, records of Klamath County, Oregon, being in Sections 31 and 32, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

All in Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: W1/2, W1/2 W1/2 SE1/4

Section 6: SE1/4 SE1/4

EXCEPTING THEREFROM that portion of Sections 5 and 6, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, of the above-described property, conveyed to Johnson Stock Company, an Oregon Corporation, by deed recorded October 7, 1952 in Deed Volume 257, page 167, Deed Records of Klamath County, Oregon.

ALSO FURTHER EXCEPTING that portion of said Sections 5 and 6, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, as set forth in deed to W.D. Campbell, et ux., by deed recorded December 10, 1945 in Deed Volume 183, page 7, Deed Records of Klamath County, Oregon, as follows:

EXCEPTING a 3 acre tract described as follows:

(Legal Description Continued)

Beginning at the Northwest corner of SE1/4 of Section 5, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence South 1 chain, more or less, to the center of County road running Easterly; thence East and South 20 chains; thence North to a point due East of the point of beginning; thence West to the point of beginning.

FURTHER EXCEPTING from said Sections 5 and 6, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, that portion conveyed to Charles W. Kilgore, et al., by deed recorded June 8, 1953 in Deed Volume 261, page 247, Deed Records of Klamath County, Oregon, as follows:

All of the NW1/4 of the SE1/4 of Section 5, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying North of the centerline of the Old Grohs Ranch Road, but excluding all of that portion of said NW1/4 of the SE1/4 of Section 5 lying North of the Road where it has been relocated in part, it being the intention of the parties that said Grohs Ranch Road as originally established and still apparent on the ground, including the disused portions thereof, shall be the South boundary of this parcel;

ALSO EXCEPTING THEREFROM that portion conveyed to Johnson Stock Company, an Oregon corporation by deed recorded March 29, 1954 in Deed Volume 266, page 186, Deed Records of Klamath County, Oregon, as follows:

That portion of the W1/2 SW1/4 SE1/4 of Section 5, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Starting at the Southwest corner of the E1/2 SW1/4 SE1/4 of said Section 5; thence North along the boundary line between the W1/2 and the E1/2 of said SW1/4 SE1/4 of Section 5 for a distance of 150 feet; thence West and parallel with the South boundary of Section 5 a distance of 50 feet; thence South 150 to said South boundary of Section 5; thence East 50 feet along said South boundary of Section 5 to the place of beginning.

ALSO EXCEPT THEREFROM a parcel of land situated in Section 5, Township 41 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being all that portion of the W1/2 W1/2 SE1/4 of said Section 5, lying easterly of East Langell Valley Road, a County Road and southerly of the State Line Road, a public road.