

2010-003485

Klamath County, Oregon



00081470201000034850030033

THIS SPAC

03/18/2010 03:45:47 PM

Fee: \$47.00



After recording return to:
Paula Seaman
46586 Gerber Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Paula Seaman
46586 Gerber Road
Bonanza, OR 97623

File No.: 7021-1541866 (SFK)
Date: March 09, 2010

1st 1541866

STATUTORY WARRANTY DEED

Reuland Electric Company dba Willow Valley Land & Cattle Company, Grantor, conveys and warrants to **Paula Seaman and Jeanna Nelson, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1 OF LAND PARTITION 45-03 SITUATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN AND IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R115011

Statutory Warranty Deed
- continued

File No.: 7021-1541866 (SFK)
Date: 03/09/2010

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, OF CHAPTER 424, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 11th day of March 2010

Reuland Electric Company dba Willow Valley
Land & Cattle Company



By: Eli Yorba, Vice President

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this ____ day of _____, 20____
by Eli Yorba as Vice President of Reuland Electric Company dba Willow Valley Land & Cattle Company, on
behalf of the .

Notary Public for Oregon
My commission expires:

State of CALIFORNIA
County of SAN LUIS OBISPO

On March 11, 2010 before me, Shannon M. Undesser, Notary Public
personally appeared Eli Yorba

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.



(SEAL)

Witness my hand and official seal.

Shannon M. Undesser
(SIGNATURE OF NOTARY)

ATTENTION NOTARY

The information requested below and in the column to the right is **OPTIONAL**.
Recording of this document is not required by law and is also optional.
It could, however, prevent fraudulent attachment of this certificate to any unauthorized
document.

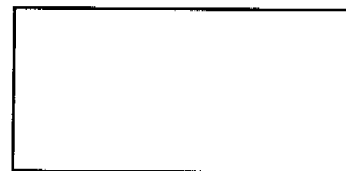
THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Statutory Warranty Deed

Number of Pages 2 Date of Document 3/11/10

Signer(s) Other Than Named Above None

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

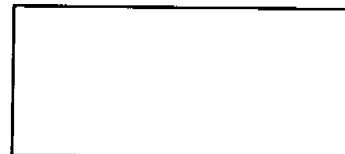
☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies)

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

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☐ CORPORATE

OFFICER(S)

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☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies)