

2010-003659

Klamath County, Oregon



00081693201000036590050057

03/24/2010 02:48:02 PM

Fee: \$57.00



After recording return to:  
OREXCO on behalf of Catherine  
Maloney

6471A Avenue  
Coronado, CA 92118

Until a change is requested all tax statements  
shall be sent to the following address:  
OREXCO on behalf of Catherine  
Maloney

Same as above

File No.: 7021-1533863 (SFK)

Date: March 01, 2010

1st

### STATUTORY WARRANTY DEED

**Whispering Grasses Ranch, LLC, an Oregon Limited Liability Company**, Grantor, conveys and warrants to **Catherine Upjohn Maloney**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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.

**THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTEE HEREIN.**

The true consideration for this conveyance is **\$740,000.00**. (Here comply with requirements of ORS 93.030)

1st  
P

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 19<sup>TH</sup> day of MARCH, 2010.

Whispering Grasses Ranch, LLC, an Oregon  
Limited Liability Company, a limited liability  
company

Carol A. Johnston

By: Carol A. Johnston

STATE OF ~~Oregon~~ )  
 )ss.  
County of ~~Klamath~~ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Carol A. Johnston as of Whispering Grasses Ranch, LLC, an Oregon Limited Liability Company, on  
behalf of the limited liability company.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

SEE ATTACHED ACKNOWLEDGMENT

**EXHIBIT A**

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

**PARCEL 1:**

**TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:**

**SECTION 19: THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY, AND THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER.**

**SECTION 30: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY; THE EAST HALF OF THE NORTHWEST QUARTER; LOTS 1, 2 AND 3.**

**EXCEPTING THEREFROM THAT PORTION CONVEYED TO GARY A. MARTIN FOR ROADWAY BY DEED RECORDED AUGUST 14, 1973 IN VOLUME M73, PAGE 10895, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

**ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY FOR ROADWAY BY DEEDS RECORDED JUNE 05, 1974 IN VOLUME M74, PAGE 6892 IN VOLUME M74, PAGE 6894, IN VOLUME M74, PAGE 6896 IN VOLUME M74 PAGE 6898, ALL MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

**AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 30 FEET OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 1 IN GRANT DEED RECORDED JANUARY 20, 1998 IN VOLUME M98, PAGE 1739, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AS RESERVED THEREIN.**

**PARCEL 2:**

**ALL THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING WEST OF LENORA WAY, AND THE WEST 420 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, EXCEPTING THEREFROM THAT CERTAIN PARCEL 60 FEET WIDE AS DESCRIBED IN DEED RECORDED JANUARY 30, 1974 IN DEED VOLUME M74, PAGE 1044, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON TRAVERSING THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30.**

APN: M888519

Statutory Warranty Deed  
- continued

File No.: 7021-1533863 (SFK)  
Date: 03/01/2010

**TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 30 FEET OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 1 IN GRANT DEED RECORDED JANUARY 20, 1998 IN VOLUME M98, PAGE 1739, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AS RESERVED THEREIN.**

**AND EXCEPTING FROM PARCELS 1 AND 2 ALL THAT PORTION THEREOF DESCRIBED IN GRANT DEED DATED JANUARY 14, 1998 RECORDED JANUARY 20, 1998 IN VOLUME M98, PAGE 1739, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, FROM MICHAEL G. O'BRIEN AND CAROL L. O'BRIEN TO MARC D. HILL AND KANDACE C. HILL.**

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 3/19/2010

Date

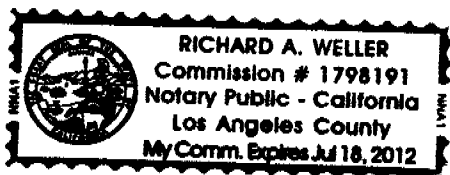
before me, RICHARD A. WELLER, Notary Public

Here Insert Name and Title of the Officer

personally appeared

CAROL A. JOHNSTON

Name(s) of Signer(s)



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.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document:

STATUTORY WARRANTY DEED

Document Date:

Number of Pages:

5 of 5

Signer(s) Other Than Named Above:

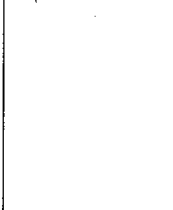
### Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



Signer's Name:

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

