



04/14/2010 09:42:32 AM

Fee: \$42.00

After Recording Return to:
PARKS-HICKEY HAY SALES LLC
P.O. Box 812
Merrill, OR 97633

Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE
ATE 67680

WARRANTY DEED
(INDIVIDUAL)

FALVEY RANCH LLC, an Oregon Limited Liability Company, herein called grantor, convey(s) to **PARKS-HICKEY HAY SALES LLC**, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

See Exhibit A attached thereto and made a part hereof.

RESERVING THEREFROM: Grantor herein reserves to themselves, their heirs, successors and assigns to benefit the Grantor's remaining property adjoining, an easement for irrigation purposes along the South 20 feet of the property hereinabove described. The construction and maintenance of said easement will be shared equally between said parties.

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

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 **\$60,000.00**.
(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 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 April 9, 2010.

FALVEY RANCH LLC

[Signature]
BY: TOM FALVEY, MEMBER

STATE OF OREGON, County of Klamath ss.

On April 13, 2010 personally appeared the above named **FALVEY RANCH LLC** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

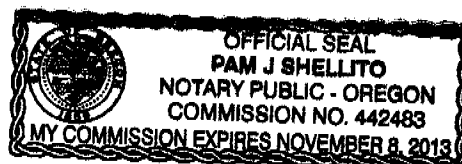
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67680PS

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: Nov 8, 2013

Official Seal



ATE 42

Exhibit A

The NE 1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Except Falvey Road;

ALSO EXCEPTING THEREFROM a tract of land situated in the NE 1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North one fourth corner of said Section 10, said point being monuemented by a 1"x30" iron pin at the intersection of the County roads as established in 1906 and described in Commissioners Journal IV, Pages 197 and 225, Klamath County Records, thence South 89° 18' 00" East along the centerline of the County road marking the North line of said Section 10 as described in said road record, a distance of 299.24 feet to a 5/8"x30" iron pin; thence South 11°06'10" East a distance of 610.36 feet to a 5/8"x30" iron pin; thence South 09°30'40" East a distance of 594.00 feet to a 5/8"x30" iron pin in an existing fence line; thence South 22°57'50" East following said fence line a distance of 814.80 feet to a 5/8"x30" iron pin; thence following said fence line South 44°26'40" East to the East-West centerline of said Section 10; thence Westerly along the East-West centerline of said Section 10 to the center one fourth corner of said Section 10; thence Northerly along the North-South centerline of said Section 10 to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by deed recorded May 3, 1906, in Volume 20, Page 94, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a tract of land situated in the NE 1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the 5/8 inch iron pin on the North line of said Section 10, said pin situated South 89°18'00" East 299.24 feet from the North one-quarter corner of said Section 10; thence South 11°06'10" East 610.36 feet; thence South 09°36'40" East 594.00 feet; thence South 22°57'50" East 814.80 feet; thence South 44°26'40" East 1055 feet, more or less, to the South line of the NE 1/4 of said Section 10; thence Easterly along said South line 137 feet, more or less, to the Westerly line of the Van Brimmer Ditch; thence Northwesterly along said Westerly line 2990 feet, more or less, to the North line of said Section 10; thence North 89°18'00" West 250 feet, more or less, to the point of beginning, with bearings based on Survey No. 1215, as recorded in the office of the Klamath County Surveyor.

Also Except that portion lying within the Southern Pacific Railroad right of way;

CODE: 008 MAP: 4110-0100 TL:00100 KEY:101552