

1st 1627469

2010-013534  
Klamath County, Oregon



00093277201000135340030036

11/23/2010 12:19:58 PM

Fee: \$47.00

After recording return to:  
Jack E. Williams and Cynthia D.  
Williams  
4393 Pioneer Rd  
Medford, OR 97501

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

File No.: 7021-1627469 (SFK)  
Date: September 21, 2010

### STATUTORY WARRANTY DEED

**CY Ranch Partners LLC**, Grantor, conveys and warrants to **Jack E. Williams and Cynthia D. Williams, husband and wife**, 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.

The true consideration for this conveyance is **\$147,500.00**. (Here comply with requirements of ORS 93.030)

APN: R89923

Statutory Warranty Deed  
- continued

File No.: 7021-1627469 (SFK)  
Date: 09/21/2010

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

Dated this 17 day of November, 20 10

David A. Solem  
David A. Solem, Manager

STATE OF Oregon Washington )  
County of Klamath Franklin ) ss.

This instrument was acknowledged before me on this 17th day of November, 20 10,  
by **David A. Solem, Manager for CY Ranch Partners, LLC.**



Karin G. Neely  
Notary Public for Oregon Washington  
My commission expires: March 15, 2012

**EXHIBIT A**

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

**A PARCEL OF LAND IN THE NORTH ONE-HALF OF SECTION 19 AND THE NW 1/4 OF SECTION 20 TOWNSHIP 32 SOUTH RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTHERLY ALONG THE WEST SECTION LINE OF SAID SECTION 19 APPROXIMATELY 2646.39 FEET TO THE MONUMENT MARKING THE WEST QUARTER-CORNER OF SAID SECTION 19; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF SAID SECTION 19, 40 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL TO THE WEST SECTION LINE OF SAID SECTION 19 APPROXIMATELY 1286.39 FEET TO A POINT 1360 FEET SOUTH OF THE NORTH SECTION LINE OF SECTION 19; THENCE EASTERLY AND PARALLEL TO THE NORTH SECTION LINE OF SAID SECTIONS 19 AND 20 TO THE THREAD OF THE WILLIAMSON RIVER; THENCE NORTHERLY ALONG THE THREAD OF THE WILLIAMSON RIVER TO ITS INTERSECTION WITH THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 20; THENCE NORTHERLY ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF SAID SECTION 19; THENCE WESTERLY ALONG THE NORTH SECTION LINE OF SAID SECTION 19 TO THE POINT OF BEGINNING; SAVING AND EXCEPTING THEREFROM THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 LYING EAST OF THE WILLIAMSON RIVER.**