

2010-014410

Klamath County, Oregon



00094328201000144100020028

12/20/2010 03:50:36 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Sprague River Cattle Company
535 Alabama St
San Francisco, CA 94110

Until a change is requested all tax statements
shall be sent to the following address:
Sprague River Cattle Company
535 Alabama St
San Francisco, CA 94110

File No.: 7021-1651905 (SFK)
Date: November 02, 2010

1st 1651905

STATUTORY WARRANTY DEED

Claude W. Taylor and Beverly A. Taylor, husband and wife, Grantor, conveys and warrants to **Sprague River Cattle Company**, 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:

TOWNSHIP 36 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN SECTION 8: LOT 29 AND ALL THOSE PORTIONS OF LOTS 21, 27, 28 AND 30 LYING SOUTHERLY OF THE CENTER OF THE MAIN CHANNEL OF SPRAGUE RIVER. SECTION 17: LOTS 1 THROUGH 28 INCLUSIVE.

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 **\$825,000.00**. (Here comply with requirements of ORS 93.030)

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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.

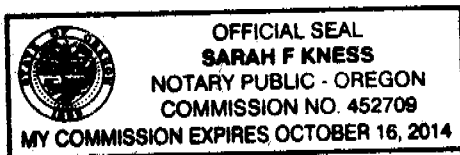
Dated this 17 day of December, 2010.

Claude W Taylor
Claude W Taylor

Beverly A Taylor
Beverly A Taylor

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of December, 2010
by **Claude W Taylor and Beverly A Taylor**.



Sarah F Kness
Notary Public for Oregon
My commission expires: 10/16/2014