

2011-001750

Klamath County, Oregon



00096878201100017500030037

02/15/2011 11:58:30 AM

Fee: \$47.00

Grantor's Name and Address  
 DAVID R. MCLIN AND  
 DEBBIE A. MCLIN, TRUSTEES  
 MCLIN FAMILY TRUST  
 DATED JUNE 30, 2008  
 21330 HIGHWAY 140 EAST  
 DAIRY, OREGON 97625

Grantee's Name and Address  
 3MC RANCH, LLC  
 21330 HIGHWAY 140 EAST  
 DAIRY, OREGON 97625  
 After recording, return to:  
 THE ESTATE PLANNING GROUP  
 711 BENNETT AVENUE  
 MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:  
 3MC RANCH, LLC  
 C/O DAVID R. MCLIN  
 DEBBIE A. MCLIN  
 21330 HIGHWAY 140 EAST  
 DAIRY, OREGON 97625

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID R. MCLIN AND DEBBIE A. MCLIN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MCLIN FAMILY TRUST DATED JUNE 30, 2008, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by 3MC RANCH, LLC, an Oregon Limited Liability Company, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 8<sup>TH</sup> day of FEBRUARY, 2011 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

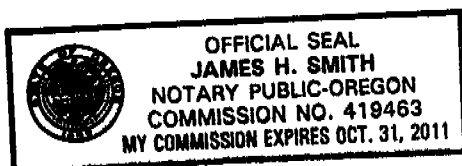
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

  
 Trustee  
 DAVID R. MCLIN, TRUSTEE

  
 DEBBIE A. MCLIN, TRUSTEE

State of Oregon )  
 : ss.  
 County of KLAMATH )

Before me this 8<sup>TH</sup> day of FEBRUARY, 2011, personally appeared DAVID R. MCLIN and DEBBIE A. MCLIN, TRUSTEES, and acknowledged the foregoing instrument to be their voluntary act and deed.



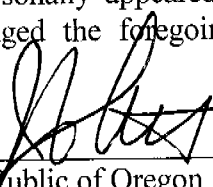
  
 Notary Public of Oregon  
 My Commission expires: 10/31/2011

EXHIBIT "A"

**PARCEL ONE: (21330 Hwy. 140 E.)**

SW ¼ NE ¼, S ½ NW ¼, SW ¼ and the W ½ SE ¼ in Section 33, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, lying South of the O.C. & E. Railroad and State Highway 140 Klamath Falls Lakeview Highway.

**PARCEL TWO: (19320 Hwy. 140 E. & 19314 Hwy. 140 E.)**

**PARCEL ONE:**

A parcel of land located in portions of Sections 31 and 32, Township 38 South, Range 11 ½ East of the Willamette Meridian, and Section 5, Township 39 South, Range 11 ½ east of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of Section 32, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon from which point the Southwest corner of said Section 32 bears South 0°39'08" West 173.01 feet distant; thence North 0°30'08" East 1130.97 feet to the South 1/16 corner common to Sections 31 and 32; thence North 89°23'45" West 1324.66 feet to the Southeast 1/16 corner of Section 31; thence along the 1/16 Section line North 0°31'29" East 1821.16 feet to the Southerly right of way line of the O.C. & E. Railroad; thence along said right of way line South 89°51'30" East 1323.97 feet to its intersection with the West line of Section 32; thence North 0°03'08" East 100.00 feet to the Northerly right of way line of the O.C. & E. Railroad; thence along said right of way line South 89°51'30" East 238.48 feet; thence, leaving said right of way line, North 0°58'27" West 663.55 feet to a point on the Southerly right of way line of State Highway 140; thence along said right of way line North 87°48'03" East 74.28 feet; thence 233.07 feet along the arc of a 5699.58 foot radius curve to the right, the long chord of which bears North 88°58'20" East 233.04 feet; thence South 89° 51' 22" East 793.02 feet; thence North 89°57'40" East 3972.46 feet to a point on the East line of Section 32; thence, leaving said highway right of way line, South 0°38'57" West along the East line of Section 32, 3388.87 feet to a point; thence, along an existing fence line, South 79°47'33" West 451.44 feet; thence South °53'43" West 797.73 feet; thence South 40°15'25" West 236.92 feet; thence South 5°08'47" West 253.49 feet to a point in an existing fence line; thence, along said fence line, South 22°34'24" West 384.64 feet; thence South 51°14'35" West 528.50 feet; thence South 74°03'10" West 284.95 feet; thence North 76°10'34" West 256.59 feet; thence North 52°15'26" West 201.63 feet; thence North 84°32'50" West 574.37 feet; thence leaving said fence line, North 50°17'38" West 319.51 feet; thence North 77°13'10" West 222.13 feet; thence South 87°22'56" West 173.85 feet to a point in a North-South fence line; thence along said North-South fence line, North 0°16'05" East 711.54 feet to the center of an East-West ditch; thence along the center line of said ditch and the Westerly extension thereof, North 89°34'20" West 1472.26 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of the O.C. & E. Railroad.

**PARCEL TWO:**

A portion of Section 32, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Section 32 at its intersection with the Northerly right of way line of the O.C. & E. Railroad, from which point the ¼ corner common to Sections 31 and 32 bears South 0°30'08" West, 627.87 feet distant; thence along the section line North 0°30'08" East 654.38 feet to a point on the Southerly right of way line of Highway 140; thence along said right of way line North 87°48'03" East 221.63 feet; thence leaving said right of way line South 0°58'27" East 663.55 feet to a point on the Northerly right of way line of the O.C. & E. Railroad; thence along said right of way line North 89°51'30" West 238.48 feet to the point of beginning. PARCELS 1 AND 2 TOGETHER WITH an easement for ingress and egress over and across the West 30 feet of that portion of the SE NE of Section 31, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, lying South of State Highway 140 and North of the Oregon California and Eastern Railroad Company right of way as granted by instrument recorded January 19, 1989, in Volume M89, page 1092, Microfilm Records of Klamath County, Oregon.

PARCEL THREE:

That portion of the SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 32, Township 38 South, Range 11  $\frac{1}{2}$  East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the east line of said Section 32 with the Northerly line of Grantor's 100 foot railroad right of way ("Northerly right of way line"); thence run Northerly along the East line of said Section 32 a distance of 25 feet to the True Point of Beginning; thence run Westerly along a line that is 25 feet Northerly of, and parallel with, said Northerly right of way line a distance of 526 feet; thence run Northerly, at right angles to said Northerly right of way line, a distance of 150 feet; thence run Easterly, parallel with said Northerly right of way line, a distance of 466 feet, more or less, to a point 60 feet Westerly of said East line of said Section 32, more or less, to the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence run Easterly along said Southerly highway right of way line to the East line of said Section 32; thence run Southerly along said East line of said Section 32 to the True Point of Beginning and the end of this description.

PARCELS 1, 2, AND 3 TOGETHER WITH an easement for ingress and egress as granted by instrument dated December 5, 1988, recorded January 19, 1989 in Volume M89, page 1113, Microfilm Records of Klamath County, Oregon.