

2011-002846

Klamath County, Oregon



00098073201100028460030031

03/01/2011 11:49:19 AM

Fee: \$47.00

After recording return to:
MCEWEN GISVOLD LLP
1100 SW Sixth Avenue, Suite 1600
Portland, Oregon 97204
Attention: Alan M. Laster

Until a change is requested,
send tax statements to:
Larry T. Stewart and Sandra T. Stewart
1045 Pearl Peak Street
Las Vegas, Nevada 89110

WARRANTY DEED

Larry T. Stewart and Sandra T. Stewart, as Trustees of The Larry T. Stewart and Sandra T. Stewart Family Trust dated March 5, 2007, "Grantors," hereby convey and warrant to Stewart Family LLC, a Nevada limited liability company, "Grantee," the following real property located in Klamath County, Oregon, free of encumbrances except for matters of public record:

(See Exhibit "A," attached hereto and made a part hereof by this reference.)

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS 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 GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$ -0-.

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.

[Signatures appear on following page.]

WITNESS the hand of said Grantors on this 22 day of February, 2011.

GRANTORS:

Larry T Stewart

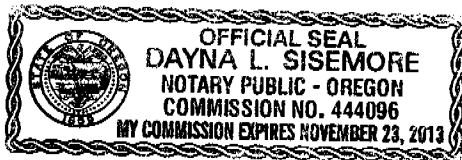
Larry T. Stewart, Trustee

Sandra T. Stewart

Sandra T. Stewart, Trustee

STATE OF Oregon)
County of klamath) ss.

This instrument was acknowledged before me on February 22, 2011, by Larry T. Stewart and Sandra T. Stewart, as Trustees of The Larry T. Stewart and Sandra T. Stewart Family Trust dated March 5, 2007.



Dayna L Siseamore

Notary Public - State of Oregon

My commission expires: 11-23-2013

EXHIBIT "A"
(Legal Description)

A TRACT OF LAND SITUATED IN THE NW¼ OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00°01'10" WEST ALONG THE WEST LINE OF SAID SECTION 18, 2132.47 FEET; THENCE SOUTH 89°51'42" EAST 2034.90 FEET; THENCE NORTH 00°00'23" EAST 404.05 FEET; THENCE SOUTH 89°55'23" EAST 269.25 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'23" WEST 404.05 FEET, MORE OR LESS; THENCE SOUTH 89°55'23" EAST 269.25 FEET, MORE OR LESS, THENCE NORTH 00°00'23" EAST PARALLEL TO THE EAST LINE OF THE NW¼ OF SECTION 18, 404.63 FEET MORE OR LESS, THENCE NORTH 89°55'23" WEST 269.25 FEET MORE OR LESS TO THE POINT OF BEGINNING.