

2011-009814

Klamath County, Oregon

MTC1396-10624

WHEN RECORDED MAILTO:

WC Ranch, Inc.
17356 Hill Road
Klamath Falls, OR 97603



00106617201100098140020029

08/29/2011 11:45:52 AM

Fee: \$42.00

UNTIL A CHANGE IS REQUESTED,
SEND TAX NOTICES TO:

WC Ranch, Inc.
17356 Hill Road
Klamath Falls, OR 97603

STATUTORY BARGAIN AND SALE DEED

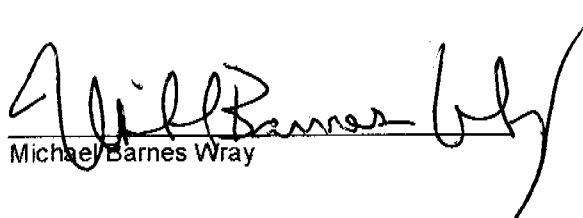
MICHAEL BARNES WRAY, Grantor, conveys to WC RANCH, INC., an Oregon corporation, Grantee, the following described real property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

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.

The true consideration for this conveyance is Fifteen Thousand Dollars (\$15,000.00).


DATED this 13 day of August, 2011.


Michael Barnes Wray

STATE OF Arizona)
) ss:
County of Maricopa)

This instrument was acknowledged before me on August 13, 2011, by Michael Barnes Wray Grantor.




Notary Public for Arizona
My commission expires: Feb 23, 2014

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

42914

EXHIBIT A

From the following described property:

Lot 5, Section 21; that portion of the NE1/4 SE1/4 of Section 21 lying Southerly of Hill Road and all that portion of the NW ¼ SW ¼ of Section 22, lying South of the County Road, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT the right of way for the Burlington Northern Railroad, AND EXCEPT the USBR "G" Canal.

The following property is conveyed:

That portion of Lot 5 lying Southwest of the right of way of the Burlington Northern Railroad and the USBR "G" Canal, Section 21, Township 40S, Range 10E of the Willamette Meridian, Klamath County, Oregon.