

WTC 91495-KR

THIS SPAC

2011-010524

Klamath County, Oregon



00107512201100105240020025

09/19/2011 03:35:01 PM

Fee: \$42.00

After recording return to:

Bonanza Conservation, LLC, an Oregon  
limited liability company

c/o Kevin J. Jacoby PO Box 3095  
Salem, OR 97302

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

Bonanza Conservation, LLC, an Oregon  
limited liability company

c/o Kevin J. Jacoby PO Box 3095  
Salem, OR 97302

Escrow No. MT91495-KR

Title No. 0091495

SWD1 r.041111

### STATUTORY WARRANTY DEED

**Bruce W. Hawkins and Shawna L. Hawkins, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Bonanza Conservation, LLC, an Oregon limited liability company,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$1,230,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

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.

Dated this 19th day of September, 2011.

Bruce W. Hawkins

Bruce W. Hawkins

Shawna L. Hawkins

Shawna L. Hawkins

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept. 19, 2011 by Bruce W. Hawkins and Shawna L. Hawkins.

Kristi L. Redd

(Notary Public for Oregon)

My commission expires 11/16/2011



42 and

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

The S1/2 NE1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian of Klamath County, Oregon.

EXCEPT any portion thereof lying within the boundaries of Goldfinch Drive (Public Road 3401).

**PARCEL 2:**

The E1/2 of the SW1/4 and the S1/2 of the SE1/4 of Section 31, and the SW1/4 SW1/4 and the S1/2 NW1/4 SW1/4 and S1/2 N1/2 NW1/4 SW1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT any portion thereof lying within the boundaries of Goldfinch Drive (Public Road 3401).

**PARCEL 3:**

That portion of the SE1/4 NW1/4 lying Northerly of the center thread of Wildhorse (Whitehorse) Creek and Government Lot 3 (NE1/4 NW1/4) of Section 6 in Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT ANY PORTION thereof lying within the boundaries of Yonna Drive.

**PARCEL 4:**

The NE1/4 of the SE1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 5:**

Parcels 2 and 3 of Land Partition 43-03, being a replat of Lot 5, Block 2 of TRACT NO. 1009 – YONNA WOODS, situated in the NW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.