

51 1st - 1759126

2011-011905
Klamath County, Oregon



After recording return to:
Bonanza Conservation, LLC
31895 Village Crest Ln
Wilsonville, OR 97070

Until a change is requested all tax statements
shall be sent to the following address:
Bonanza Conservation, LLC
31895 Village Crest Ln
Wilsonville, OR 97070

File No.: 7391-1759126 (se)
Date: September 23, 2011

THIS SPA



00109134201100119050030036

10/25/2011 10:52:34 AM

Fee: \$47.00

First American Title Insurance Company
1759126 SE
P.O. Box 1325
Roseburg, OR 97470

STATUTORY WARRANTY DEED

William Scheufele, Trustee for the Nature Conservation Trust, Grantor, conveys and warrants to **Bonanza Conservation, LLC, an Oregon limited liability 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:

All portions in Township 36 South, Range 10, East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Section 4: S 1/2 of the SW 1/4 of the SE 1/4

Section 5: SW 1/4

Section 8: All

Section 9: All

Section 16: All

Section 17: All

Section 21: N 1/2 of the N 1/2, SW 1/4 of the NE 1/4, W 1/2 of the SE 1/4

Section 27: NW 1/4 of the NW 1/4

Section 28: E 1/2 of the E 1/2 of the NE 1/4

The true consideration for this conveyance is \$2,100,000.00 (Here comply with requirements of ORS 93.030)

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APN: **R324090**

Statutory Warranty Deed
- continued

File No.: **7391-1759126 (se)**

Subject to:

1. 2011-2012 taxes, a lien not yet payable; Covenants, conditions, reservations and restrictions, and 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 **\$2,100,000.00**. (Here comply with requirements of ORS 93.030)

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.

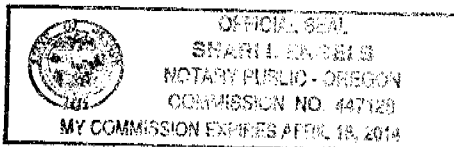
Dated this 27th day of Sept., 20 11.

Nature Conservation Trust

William R. Scheufele (Trustee)
William R. Scheufele, Trustee

STATE OF Oregon)
)ss.
County of Douglas)

This instrument was acknowledged before me on this 27th day of Sept., 20 11
by William Scheufele as Trustee of Nature Conservation Trust, on behalf of the Trust.



Shari Engels
Notary Public for Oregon
My commission expires: 4/15/14