

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Stuart & Diane Gresswell
2248 NW Douglas St.
Camas, WA 98607

Grantor's Name and Address

GNC Oregon Lands LLC
418 15th Ave.
Seaside, OR 97138

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

GNC Oregon Lands LLC
2248 NW Douglas St.
Camas, WA 98607

Until requested otherwise, send all tax statements to (Name, Address, Zip):

GNC Oregon Lands LLC
2248 NW Douglas St.
Camas, WA 98607

2011-012868

Klamath County, Oregon



00110284201100128680020024

SPACE RES

FOR

11/17/2011 08:15:14 AM

Fee: \$42.00

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that STUART GRESSWELL and DIANE D. GRESSWELL,
husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by _____

GNC Oregon Lands LLC

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the 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:

The NW 1/4 NE 1/4 NE 1/4, Section 12, Township 23 South, Range 9 East of the Willamette Meridian, in the county of Klamath, State of Oregon.

SUBJECT to: The rights of the public in and to any portion of the herein described premises lying within the boundaries of roads and highways.

SUBJECT to rules and regulations of Fire Patrol District. Reservations and easements as contained in Patent from United States of America recorded November 14, 1927 in Book 79 at page 87, which cites in part as follows:

"..subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; and there is (see back)

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 (if no exceptions, so state): _____

_____, 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ^② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 on October 31, 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, 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.

STATE OF OREGON, County of Clatsop ss.

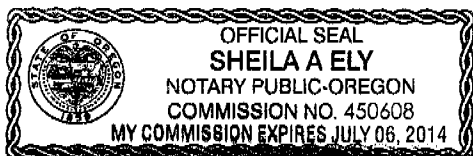
This instrument was acknowledged before me on October 31, 2011
by Stuart D. & Diane D. Gresswell

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires July 6, 2014

continuation front

reserved from the lands hereby granted a right of way thereon for
ditches or canals constructed by the authority of the United States."

Easement as disclosed by instrument for Public road and public utilities
recorded June 6, 1978 Book M-78 Page 12041.