

MT92342-KR

THIS SPA

2011-014166

Klamath County, Oregon



00111802201100141660010015

12/23/2011 03:13:26 PM

Fee: \$37.00

After recording return to:

WC Ranch Inc., an Oregon Corporation

17356 Hill Road

Klamath Falls, OR 97603

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

WC Ranch Inc., an Oregon Corporation

17356 Hill Road

Klamath Falls, OR 97603

Escrow No. MT92342-KR

Title No. 0092342

SWD1 r.041111

STATUTORY WARRANTY DEED

Michael Barnes Wray,

Grantor(s), hereby convey and warrant to

WC Ranch Inc., an Oregon Corporation,

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:

That portion of the NE1/4 SE1/4 of Section 21 lying Southerly of Hill Road and all that portion of the NW1/4 SW1/4 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 true and actual consideration for this conveyance is **\$370,000.00**.

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:

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 19<sup>th</sup> day of DECEMBER 2011.

Michael Barnes Wray  
Michael Barnes Wray

State of Arizona  
County of maricopa



This instrument was acknowledged before me on Dec 19, 2011 by Michael Barnes Wray.

Sarah Horsch  
(Notary Public)

My commission expires June 20, 14

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