



THIS SPACE

2012-001176
Klamath County, Oregon



02/01/2012 10:54:56 AM

Fee: \$42.00

After recording return to:

W.C. Ranch, Inc.

17356 Hill Road

Klamath Falls, OR 97603

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

W. C. Ranch, Inc.

17356 Hill Road

Klamath Falls, OR 97603

Escrow No. MT91986-KR

Title No. 0091986

SWD1 r.041111

STATUTORY WARRANTY DEED

W.C. Ranch, Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

W.C. 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:

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

The true and actual consideration for this conveyance is **Pursuant to approved PLA 18-11.**

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 31st day of January, 2012

W.C. Ranch, Inc., an Oregon Corporation

BY: [Signature]
John Dey, Secretary

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 31, 2012 by John Dey, as Secretary for W.C. Ranch, Inc., an Oregon Corporation.



[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2015

424mt

DESCRIPTION OF WC RANCH PROPERTY RESULTING FROM PLA 18-11

A tract of land situated in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Government Lots 5, 6, 7, 8 and 9; SE $\frac{1}{4}$ SE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; W $\frac{1}{2}$ NE $\frac{1}{4}$; EXCEPTING THEREFROM any portion thereof lying southwesterly of the Burlington Northern Railroad;

LESS the following: Beginning at a 5/8" iron pin marking the northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 27; thence South 00°33'36" West, along the east line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 27, 1382.64 feet, more or less, to the northerly right of way line of Hill Road, a county road; thence Northwesterly along the northerly right of way line of said Hill Road 1300 feet, more or less, to a one-inch iron pin at the intersection of said right of way line with a fence running Northeast; thence along said fence and the northeasterly projection thereof North 42°12'33" East 542.46 feet to a one-inch iron pin set in the center of a dirt road; thence leaving said fence line North 35°05'31" East 392.34 feet to a point on the north line of said Section 27, said point being marked by a one-inch iron pin; thence North 89°58'17" East along the said north line of said Section 27, 420.87 feet to the point of beginning;

ALSO SAVING AND EXCEPTING THEREFROM the following: That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and Government Lot 5 lying east of the easterly right of way line of the Burlington Northern Railroad; that portion of Government Lot 6 lying east of the easterly right of way line of the Burlington Northern Railroad and south of the U.S.B.R. No. 31 Drain, all in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

1/23/2012

1179-09