

GRANTOR
Mark R. Wendt

GRANTEE
Ridge Ranches, LLC
314 South 7th St. PMB 143
Klamath Falls, Oregon 97601

2012-014284

Klamath County, Oregon



00129053201200142840010013

12/26/2012 11:11:08 AM

Fee: \$37.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Mark R. Wendt, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ridge Ranches, LLC, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 75, TRACT 1477 - GRAY ROCK PHASE 6, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 \$74,710.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

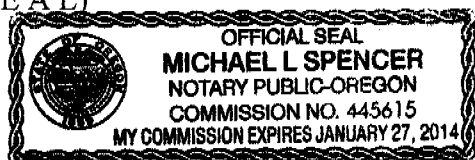
In Witness Whereof, the undersigned grantors, have executed this instrument this 26 th day of December, 2012.


Mark R. Wendt

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Mark R. Wendt and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before me: 
Notary Public for Oregon

Returned to Counter

mike Spencer