

2013-000440

Klamath County, Oregon



00129829201300004400010019

01/11/2013 02:45:32 PM

Fee: \$37.00

Grantor name:

Jerry D. Anderson

Tax Statement should be sent

To Grantee at the following address:

Cynthia Lamb, Manager

Spencer Creek Ranch LLC

5759 Tinley Lane

Klamath Falls, Oregon 97603

After recording return to person recording or to:

Richard Fairclo

409 Pine Street, Suite 209

Klamath Falls, OR 97601

WARRANTY DEED

The undersigned Jerry D. Anderson, Grantor, convey and warrant to Spencer Creek Ranch LLC, a Limited Liability Company formed pursuant to the laws of the State of Oregon, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Real property in the County of Klamath, State of Oregon, described as follows:

SW1/4 NW1/4 of Section 19, Township 39 South, Range 7 East of the Willamette Meridian.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

I hereby convey all my right, title and interest in such real property presently owned or which I may hereafter acquire, including as received by deed in Klamath County Records at M95 Page 26619. That interest may presently be and undivided 1/2 interest

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3rd day of January, 2013.

STATE OF OREGON]

County of Klamath]

This instrument was acknowledged before me on this 3rd day of January, 2013 by Jerry D. Anderson individually and as attorney in fact for Jerry D. Anderson.

Notary Public, Oregon

