

2013-000683

Klamath County, Oregon



00130117201300006830030037

01/18/2013 10:05:21 AM

Fee: \$47.00

**UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**

Robert M. & Alice M. Wampler

P. O. Box 285

Chiloquin, OR 97624

**AFTER RECORDING, RETURN TO:**

Foster Denman, LLP

Post Office Box 1667

Medford, OR 97501

**WARRANTY DEED**

ROBERT M. WAMPLER and ALICE M. WAMPLER, Grantors, convey and warrant to WAMPLER RANCHES, LLC, an Oregon limited liability company, Grantee, the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is other value given.

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

DATED this 1st day of January, 2013.

ROBERT M. WAMPLER

By:   
ALICE M. WAMPLER, his Attorney-in-Fact

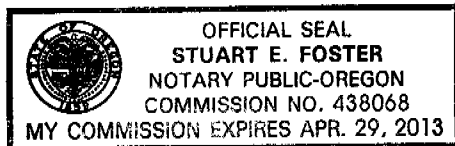
Alice M. Wampler  
ALICE M. WAMPLER

STATE OF OREGON                     )  
  ) ss.  
County of Jackson                     )

On this 28 day of November, 2012, personally appeared the above-named ALICE M. WAMPLER as attorney-in-fact for ROBERT M. WAMPLER, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

[Signature]  
Notary Public for Oregon

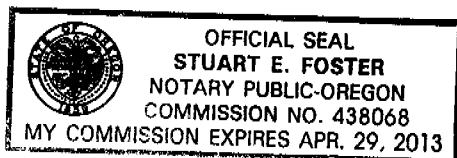


STATE OF OREGON                     )  
  ) ss.  
County of Jackson                     )

On this 28 day of November, 2012, personally appeared the above-named ALICE M. WAMPLER, and acknowledged the foregoing instrument to be her voluntary act and deed

Before me:

[Signature]  
Notary Public for Oregon



**Exhibit "A"**

**Parcel 1:** Government Lots 14 through 17, inclusive, in Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3406-00000-00500-000 Key No: 72691

**Parcel 2:** Government Lots 18, 19, 22 and 23 in Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3406-00000-00600-000 Key No: 72708

**Parcel 3:** Government Lot 24, North  $\frac{1}{2}$  SE  $\frac{1}{4}$  and NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3406-00000-00700-000 Key No: 72717