



THIS SPACE RESERVED FOR RECORDER'S USE

2013-004446

Klamath County, Oregon

04/26/2013 10:23:15 AM

Fee: \$42.00

After recording return to:

Century Ranch, LLC, an Oregon limited liability

4721 Harpold Road

Bonanza, OR 97623

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

Century Ranch, LLC, an Oregon limited liability

4721 Harpold Road

Bonanza, OR 97623

Escrow No. MT95074-KR

Title No. 0095074

SWD r.020212

STATUTORY WARRANTY DEED

Robert Connelly & Christine Connelly, individually; Robert Connelly, Trustee of The Robert Connelly Trust dated July 7, 2009, as to an undivided 1/2 interest and Christine Connelly, Trustee of The Christine Connelly Trust dated July 7, 2009, as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Century Ranch, LLC, an Oregon limited liability,

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:

Parcel 1 of Land Partition 39-03 being a replat of a portion of Parcel 1 of Major Partition No. 38-89 situated in the S1/2 of Section 25 and in Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the SE1/4 of Section 19 and the SW1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the 1/4 corner common to said sections 19 and 20; thence South 89° 49' 59" East, along the East-West Center Section line of said Section 20, 862.46 feet to the centerline of Harpold Road; thence South 55° 14' 05" West, along said centerline, 1370.25 feet; thence North 34° 45' 55" West, 34.00 feet, more or less to the edge of high water of Lost River; thence Northeasterly along the edge of high water 550 feet, more or less to a point on the section line common to said Section 19 and 20; thence North 00° 14' 22" East, 290 feet more or less to the point of beginning. Bearings based on record of survey 7282 on file in the office of the Klamath County, Surveyor.

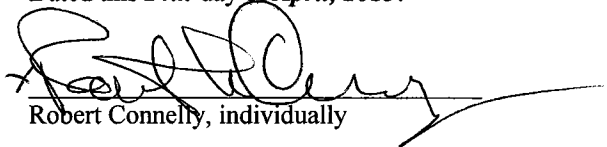
42 AMT

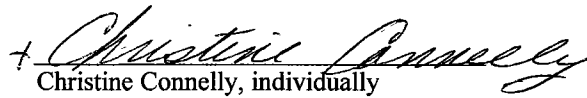
The true and actual consideration for this conveyance is **\$595,000.00**.

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:

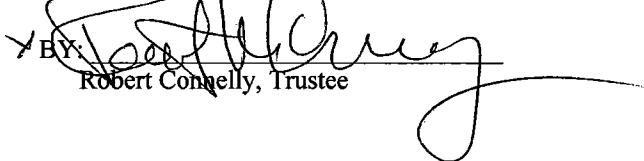
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 24th day of April, 2013.

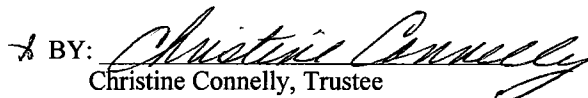

Robert Connelly, individually

+ 
Christine Connelly, individually

The Robert Connelly Trust dated July 7, 2009, as to an undivided 1/2 interest

BY: 
Robert Connelly, Trustee

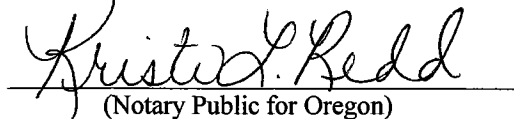
The Christine Connelly Trust dated July 7, 2009, as to an undivided 1/2 interest

BY: 
Christine Connelly, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 24, 2013 by Robert Connelly & Christine Connelly, individually and Robert Connelly, Trustee of The Robert Connelly Trust dated July 7, 2009, and Christine Connelly, Trustee of The Christine Connelly Trust dated July 7, 2009.




(Notary Public for Oregon)

My commission expires 11/16/2015