



THIS SPACE RESERVED FOR

2013-011772
Klamath County, Oregon
10/17/2013 01:17:15 PM
Fee: \$42.00

After recording return to:

WHY BUY, LLC

P.O. Box 812

Merrill, OR 97633

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

WHY BUY, LLC

P.O. Box 812

Merrill, OR 97633

Escrow No. MT97493-DS

Title No. 0097493

SWD r.020212

STATUTORY WARRANTY DEED

FALVEY RANCH LLC, AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s), hereby convey and warrant to

WHY BUY, LLC,

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:

Lots 6 and 7 and the S1/2 of NW1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM the following described tract:

Beginning at the corner common to Sections 2, 3, 10 and 11, Township 41 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon; thence East along the Section line, a distance of 753 feet; thence South 1345.5 feet, more or less, to the Northeasterly right of way line of the Southern Pacific Railroad; thence Northwesterly along the curve of said right of way line, the long chord of which bears North 32°24' West a distance of 1344.50 feet, more or less, to the end of said curve; thence North 20°18' West along said right of way line, a distance of 94 feet, more or less, to the West line of said Section 11; thence North along said section line, a distance of 122 feet, more or less, to the point of beginning; being a portion of Lot 7, and of the SW1/4NW1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian.

The true and actual consideration for this conveyance is **\$267,799.08**.

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:

42.

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 15th day of Oct-, 2013.

FALVEY RANCH LLC, AN OREGON LIMITED
LIABILITY COMPANY

BY: [Signature]
TOM FALVEY, REGISTERED AGENT

State of Oregon
County of Klamath

This instrument was acknowledged before me on 10-15-, 2013 by TOM FALVEY, REGISTERED AGENT FOR FALVEY RANCH LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature]
(Notary Public for Oregon)

My commission expires 9-8-17

