



**2014-007658**  
Klamath County, Oregon  
07/22/2014 11:33:40 AM  
Fee: \$52.00

After recording return to:

RICHARD BARNETT

881 Market Street

YUBA CITY, CA 95991

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

RICHARD BARNETT

881 Market Street

YUBA CITY, CA 95991

Escrow No. MT101047DS

Title No. 0101047

SWD r.020212

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**STATUTORY WARRANTY DEED**

**KLAMATH CASCADE GROUP, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**RICHARD BARNETT and DAVID LEE BARNETT not as tenants in common, but with right of survivorship,**

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:

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.*

The true and actual consideration for this conveyance is **\$1,250,000.00**.

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:

**2014-2015 Real Property Taxes a lien not yet due and payable.**

58.00

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 18 day of July, 2014.

KLAMATH CASCADE GROUP, LLC

BY: Robert A. Stewart  
ROBERT A. STEWART, MEMBER

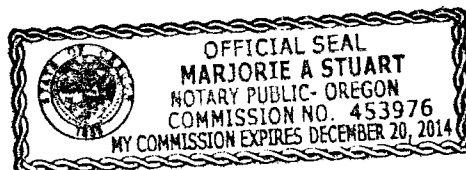
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7/18, 2014 by ROBERT A. STEWART, MEMBER OF KLAMATH CASCADE GROUP, LLC.

Marjorie A. Stuart

(Notary Public for Oregon)

My commission expires 12/20/14



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: S1/2 E1/2 SW1/4; S1/2 W1/2 SE1/4; SE1/4 SE1/4; Government Lot 20; NW1/4 SW1/4;  
SW1/4 SW1/4

Section 5: Government Lots 17 and 18; N1/2 SE1/4; SE1/4 SE1/4

Section 9: N1/2 NE1/4; SW1/4 NE1/4; NE1/4 NE1/4 SE1/4; S1/2 NE1/4 SE1/4;

N1/2 NE1/4 SE1/4 SE1/4; NW1/4 SE1/4 SE1/4; S1/2 SE1/4 SE1/4

Section 10: NW1/4 SW1/4; SW1/4 SW1/4

Section 15: NW1/4 NE1/4; SW1/4 NE1/4; NW1/4; N1/2 SW1/4; NW1/4 SE1/4

AND

The S1/2 NE1/4 and the NE1/4 NE1/4 of Section 8; the SW1/4 NW1/4; the SW1/4 and the  
W1/2 SE1/4 of Section 9, Township 40 South, Range 11 East of the Willamette Meridian, Klamath  
County, Oregon.

RESERVING THEREFROM a right of way for road and utility purposes 30 feet on each side  
of the centerline of that existing road running Northwesterly through the West half of Section 9  
and the East half of Section 8.

ALSO the NW1/4 of Section 16, Township 40 South, Range 11 East of the Willamette Meridian,  
Klamath County, Oregon.

RESERVING THEREFROM a right of way for ingress and egress, road and utility purposes  
over that existing road that runs through the Northwest quarter of the Northwest quarter.

ALSO the E 1/2 and the E1/2 SW1/4 of Section 16, Township 40 South, Range 11 East of the  
Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:**

In Township 40 South Range 11 East of the Willamette Meridian, Klamath County, Oregon.

In Section 7: The SE1/4 and the East 1/2 SW1/4

In Section 8: The SW1/4 and the South 1/2 of the NW1/4

**PARCEL 3:**

Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 9: N1/2 NW1/4 and SE1/4 NW1/4