



2015-012402
Klamath County, Oregon
11/13/2015 09:17:55 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Fort Klamath Ranch Enterprizes, LLC, an Oregon
Limited Liability Company

PO Box 408

Fort Klamath, OR 97626

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

Fort Klamath Ranch Enterprizes, LLC, an Oregon
Limited Liability Company

PO Box 408

Fort Klamath, OR 97626

File No. 75838AM

STATUTORY WARRANTY DEED

Perla Development Co., Inc., an Arizona Corporation,

Grantor(s), hereby convey and warrant to

Fort Klamath Ranch Enterprizes, LLC, an Oregon Limited Liability Company,

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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$95,000.00.**

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 12 day of November, 2015.

Perla Development Co. Inc., an Arizona Corporation

By: [Signature]
Donald R. Crane, Registered Agent

State of Oregon } ss
County of Klamath }

On this 12th day of November, 2015, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Donald R. Crane, as Registered Agent for Perla Development Co. Inc., an Arizona Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/31/2019

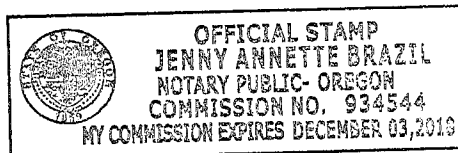


EXHIBIT "A"

Parcel 1:

Parcel 2 of Land Partition 22-05, being situated in Government Lots 3, 4, 5, 6, 11, 12, 13, 14, 19, 20, 21, 22, 27, 28, 29, 30, 31 and portion of Lot 32, all in the W 1/2 and the SE 1/4 of Section 8, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Lots 27, 28, 29 and 30 lying Westerly of Highway 62, Section 5, Township 35 South, Range East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Northerly 523 feet of Government Lots 27 and 28 lying Westerly of the Highway 62 right of way.

ALSO the following described parcel as conveyed to Perla Development Co., Inc., by Donald R. Crane and Linda L. Crane, husband and wife, by Bargain & Sale Deed dated October 15, 1996, recorded October 21, 1996 in Volume M96, page 33178, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at a point on the section line common the Sections 5 and 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said point being North 01°54'38" East 5.20 feet from the Southwest corner of Parcel 1 of Minor Partition 22-86; thence South 89°15'04" East 1350.83 feet to the angle point on the South line of said Parcel 1.