

03 SEP 30 AM 11:05



MT-62082-LW

Vol M03 Page 72680

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
LEBANAIRE, LLC, AN OREGON LIMITED
LIABILITY COMPANY

P.O. BOX 1688
COLFAX, CA 95713

State of Oregon, County of Klamath
Recorded 09/30/03 11:06 a m
Vol M03 Pg 72680-88
Linda Smith, County Clerk
Fee \$ 6/00 # of Pgs 9

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

LEBANAIRE, LLC, AN OREGON LIMITED
LIABILITY COMPANY

P.O. BOX 1688
COLFAX, CA 95713

Escrow No. MT62082-LW

WARRANTY DEED

LEBANAIRE PARTNERSHIP, A CALIFORNIA PARTNERSHIP, Grantor(s) hereby grant, bargain, sell, warrant and convey to LEBANAIRE, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

****SUBJECT TO A TRUST DEED DATED JUNE 16,2003 AND RECORDED JULY 3, 2003 IN M03, PAGE 46375 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF ARLIN J. ELLIOTT AND LENORA ELLIOTT OR THE SURVIVOR AS BENEFICIARY, WHICH THE BUYER AGREES TO ASSUME AND PAY.**

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

All of Block 6, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of vacated alley which inured thereto.

PARCEL 2:

Lot 1, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lot 2, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

Lot 3, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5:

Lots 4 and 5, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 6:

Lots 6, 7, 8 and 9, inclusive, Block 7, FAIRFIELD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-005CD-09100-000
Account No.: 3909-005CD-09300-000
Account No.: 3909-005CD-09400-000
Account No.: 3909-005CD-09500-000
Account No.: 3909-005CD-09600-000

Key No.: 534693
Key No.: 534737
Key No.: 534719
Key No.: 534728
Key No.: 534746

61.00

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$373,007.18.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 8 day of Sept, 2003.

LEBANAIRE PARTNERSHIP, A CALIFORNIA PARTNERSHIP
BY: William S. Smith
WILLIAM S. SMITH, MANAGING PARTNER
SEE ATTACHED PAGE FOR ADDITIONAL SIGNATURES

State of Oregon
County of

This instrument was acknowledged before me on _____, _____ by WILLIAM S. SMITH AS MANANGING PARTNER OF LEBANAIRE PARTNERSHIP, A CALIFORNIA PARTNERSHIP.

(Notary Public for Oregon)

My commission expires _____

72682

SIGNATURE PAGE

WILLIAM S. SMITH AND MARGARET G. SMITH, TRUSTEES OF THE SMITH FAMILY TRUST
DATED 1-26-96

BY: William S. Smith TRUSTEE
WILLIAM S. SMITH

BY: Margaret G. Smith TRUSTEE 27.6298850%
MARGARET G. SMITH

Richard A. Smith
RICHARD A. SMITH

Teri Smith
TERI SMITH 4.9448276%

David G. Anderson
DAVID G. ANDERSON

Cherylene Anderson
CHERLENE ANDERSON 14.4827586%

DAVID G. VAUGHAN AND KAREN M. VAUGHAN AS TRUSTEES OF THE DAVID GAWAYNE
VAUGHAN AND KAREN M. VAUGHAN REVOCABLE TRUST DATED 12-97

David G. Vaughan
DAVID G. VAUGHAN

Karen M. Vaughan
KAREN M. VAUGHAN 6.8965517%

Linda J. Brundage
LINDA J. BRUNDAGE

24.7471265%
* see attached notary certificate *

Terry L. Holland
TERRY L. HOLLAND

Sharyn A. Holland
SHARYN A. HOLLAND 6.8965517%
* notary acknowledgment attached *

NANCY S. COOPER AS TRUSTEE OF THE COOPER FAMILY LIVING TRUST DATED 12-2-92, AS
GENERAL PARTNER OF THE C AND W. ENTERPRISES L.P.

BY: Nancy S. Cooper TRUSTEE
NANCY S. COOPER

GENERAL PARTNER 9.4574713%

Randy M. Smith
RANDY M. SMITH

NANCY S. COOPER

Felicia Smith
FELICIA SMITH

4.9448276%

72683

STATE OF CALIFORNIA
COUNTY OF Placer

} S.S.

On 8/29/03 before me,Kerri Derobertis

a Notary Public in and for said County and State, personally appeared

Nancy S. Cooper, David G. Anderson +
Cherylene Anderson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Kerri Derobertis

(This area for official notarial seal)

STATE OF CALIFORNIA
COUNTY OF Placer

} S.S.

On 8/29/03 before me,Kerri Derobertis

a Notary Public in and for said County and State, personally appeared

William S. Smith, Randy M. Smith,
Felicia Smith

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Kerri Derobertis

(This area for official notarial seal)

Attached to Warranty Deed.

STATE OF CALIFORNIA
COUNTY OF Placer

} S.S.

72684

On Sept. 5, 2003 before me,
Sara Logue

a Notary Public in and for said County and State, personally appeared

David G. Vaughan and Karen M. Vaughan

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



(This area for official notarial seal)

STATE OF CALIFORNIA
COUNTY OF Placer

} S.S.

On _____ before me,

a Notary Public in and for said County and State, personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

72685

State of California

County of PLACER

ss.

On AUGUST 13th, 2003, before me, AMY SIBLEY
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared LINDA J. BRUNDAGE
Name(s) of Signer(s)

☒ personally known to me
☐ ~~proved to me on the basis of satisfactory evidence~~



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

attached to a document named Warranty Deed

Place Notary Seal Above

WITNESS my hand and official seal.

Amy Sibley
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: NONE Number of Pages: 3

Signer(s) Other Than Named Above: SMITH, ANDERSON, VAUGHAN, HOLLAND, COOPER, SMITH

Capacity(ies) Claimed by Signer

Signer's Name: Linda J. Brundage

☒ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

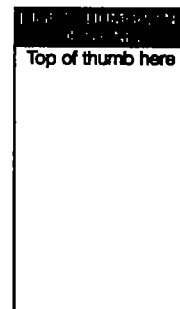
☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____




CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

72686

State of California
 County of Sacramento
 On August 19, 2003 before me, the undersigned
 personally appeared Kerry L. Holland; Shawn A. Holland
DATE NAME, TITLE OF OFFICER NAME(S) OF SIGNER(S)

☐ Personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

 **WITNESS my hand and official seal**
Deborah L. K. Zarka
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNED	DESCRIPTION OF ATTACHED DOCUMENT
<input checked="" type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE OFFICER <small>TITLE(S)</small> <input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED <input type="checkbox"/> GENERAL <input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER: _____	<u>Warranty Deed</u> <small>TITLE OR TYPE OF DOCUMENT</small> <u>- 3 -</u> <small>NUMBER OF PAGES</small> <small>DATE OF DOCUMENT</small> <small>SIGNER(S) OTHER THAN NAMED ABOVE</small>
SIGNER IS REPRESENTING: _____ _____ _____	

STATE OF CALIFORNIA
COUNTY OF Placer

} S.S.

72687

On September 15, 2003 before me,

Chantal A. Lopez

a Notary Public in and for said County and State, personally appeared

Margaret G. Smith

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

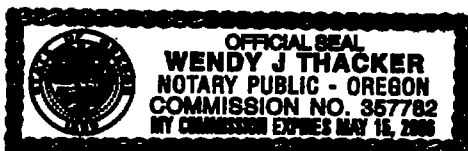
WITNESS my hand and official seal.

Signature 



(This area for official notarial seal)

72688



STATE OF OREGON,

County of Curry

} ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 18th day of September, 2003,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Richard A. Smith - Teri Smith

known to me to be the identical individual ☒ described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Wendy J Thacker

Notary Public for Oregon

My commission expires 5/15/2006