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State of Oregon, County of Klamath
Recorded 07/08/2004 11:14a m
Vol M04 Pg 44793-94
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



After recording return to:
Sandeb Limited Partnership
~~714 Main Street~~ 2118 Rockliffe
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Sandeb Limited Partnership
~~714 Main Street~~ 2118 Rockliffe
Klamath Falls, OR 97601

File No.: 7021-387719 (SAC)
Date: June 29, 2004

THIS SPACE

STATUTORY WARRANTY DEED

Nash Properties, LLC, Grantor, conveys and warrants to **Sandeb Limited Partnership, as a 75% interest and Sally R. Bailo, Trustee of the Sally R. Bailo Revocable Trust, as to a 25% interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The West 40 feet of the North 118 feet of Lot 6 Block 39 of the Original Town of Linkville, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. And that portion of vacated alley which inurred thereto by Ordinance #5210 recorded May 22, 1961 in Volume 329 page 641, Deed records of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2004-2005** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

44794

APN: 414055

Statutory Warranty Deed
- continued

File No.: 7021-387719 (SAC)
Date: 06/29/2004

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.

The true consideration for this conveyance is **\$850,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8 day of July, 2007

Nash Properties, LLC

[Signature]

By: William C. Nash, Member

[Signature]

By: Lois Dian Nash, Member



STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 8 day of July, 2007
by William C. Nash as Member of Nash Properties, LLC, on behalf of the .

[Signature]
Notary Public for Oregon
My commission expires: 8-2-07

