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MTL-65564



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ORPHX 769 Portfolio Corporation
c/o American Realty Advisors
801 N. Brand Blvd., Suite 800
Glendale, CA 91203

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Grantor's Name and Address
Duke Mountain, LLC
c/o C. A. Galpin
744 Cardley Avenue, #100, Medford, OR
Grantee's Name and Address 97504

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name, Address, Zip):
C. A. Galpin
744 Cardley Avenue, #100
Medford, OR 97504

State of Oregon, County of Klamath
Recorded 07/21/2004 11:36a m
Vol M04 Pg 47630-31
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until requested otherwise, send all tax statements to (Name, Address, Zip):
C. A. Galpin
744 Cardley Avenue, #100
Medford, OR 97504

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ORPHX 769 Portfolio Corporation, a Delaware
corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Duke Mountain, LLC,
an Oregon limited liability company

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1: Parcel 2 of Map of Land Partition 26-94 being situate in sections 22, 23, 25, 26, 27 and 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; Section 31, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: Parcel 2 of Land Partition 60-97 located in the NW 1/4 and the N 1/2 of the SW 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
Those of record and those apparent on the land.

_____, and that
grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$3,700,000.00. ~~However, the~~
~~actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate~~
~~which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 92.030.)~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on July 16, 2004; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duy authorized to do so
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. 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.

ORPHX 769 Portfolio Corporation

By:

Name: Stanley L. Iezman

Title: President

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____,
by _____

This instrument was acknowledged before me on _____,
by _____

as _____
of _____

Notary Public for Oregon

My commission expires _____

260 am

47631

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES } ss.On JULY 16, 2004 before me, LISA LEE
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared STANLEY L. IEZMAN
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.

WITNESS my hand and official seal.

Lisa Lee
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 DEEDDocument Date: JULY 16, 2004 Number of Pages: ONESigner(s) Other Than Named Above: NONE**Capacity(ies) Claimed by Signer**Signer's Name: STANLEY L. IEZMAN

- ☐
- Individual
-
- ☒
- Corporate Officer — Title(s):
- PRESIDENT
-
- ☐
- Partner —
- ☐
- Limited
- ☐
- General
-
- ☐
- Attorney-in-Fact
-
- ☐
- Trustee
-
- ☐
- Guardian or Conservator
-
- ☐
- Other: _____

Signer Is Representing: ORPHX 769 PORTFOLIO CORPORATION