



After recording return to:
BBSI Property Investments, LLC
403 Main St
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
BBSI Property Investments, LLC
403 Main St
Klamath Falls, OR 97601

File No.: 7021-472802 (SAC)
Date: November 16, 2004

State of Oregon, County of Klamath Recorded 11/22/04 <u>11:55a</u> m Vol M04 Pg <u>80273 74</u> Linda Smith, County Clerk Fee \$ <u>26.00</u> # of Pgs <u>2</u>

STATUTORY WARRANTY DEED

Edwin Wallace Swindell, Grantor, conveys and warrants to **BBSI Property Investments, LLC, an Oregon Limited Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 2 and 3 Block 3, First Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT THEREFROM the Northeasterly 10 feet of said Lot 2.

This property is free from liens and encumbrances, EXCEPT:

1. 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.
2. An existing Deed of Trust with **Jackson County Federal Bank, a Federal Savings Bank** recorded **September 2, 1993** under Recording No. **M93, Page 22404**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.

26F

80274

APN: 367445

Statutory Warranty Deed
- continued

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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 **\$175,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 18 day of November, 2004.

Edwin Wallace Swindell
Edwin Wallace Swindell

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 18 day of November, 2004
by **Edwin Wallace Swindell**.

[Signature]
Notary Public for Oregon
My commission expires: 8/2007

