

05 FEB 18 PM 3:45

Vol M05 Page 11318



State of Oregon, County of Klamath
Recorded 02/18/2005 3:45 p.m.
Vol M05 Pg 11318-20
Linda Smith, County Clerk
Fee \$ 3100 # of Pgs 3

After recording return to:
Chad C. Rabe and Andrea J. Rabe
22539 HWY 140 E.
Dairy, OR 97605

Until a change is requested all tax statements
shall be sent to the following address:
Chad C. Rabe and Andrea J. Rabe

SAME

File No.: 7021-505516 (SAC)
Date: February 08, 2005

STATUTORY WARRANTY DEED

Oak & Commercial LLC, a Oregon Limited Liability Company and Broad Street Properties, LLC, a Oregon Limited Liability Company, Grantor, conveys and warrants to Chad C. Rabe and Andrea J. Rabe as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

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 **\$240,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15th day of February, 2005

Page 1 of 3

315

11319

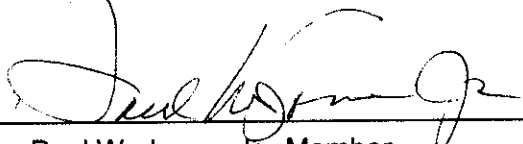
APN: 415054

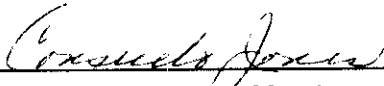
Statutory Warranty Deed
- continued

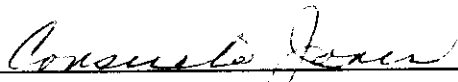
File No.: 7021-505516 (SAC)
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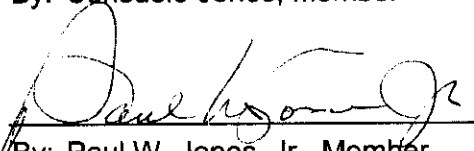
Oak & Commercial LLC, an Oregon Limited
Liability Company

Broad Street Properties, LLC, an Oregon
Limited Liability Company


By: Paul W. Jones, Jr., Member


By: Consuelo Jones, Member

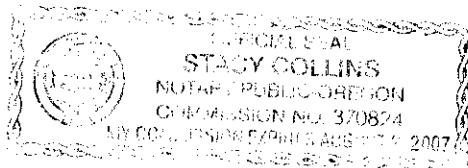

By: Consuelo Jones, Member


By: Paul W. Jones, Jr., Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of Feb, 2005
by Paul W. Jones, Jr. as Member of Oak & Commercial LLC, on behalf of the Limited Liability Company.
Consuelo Jones as member of Broad Street Prop.

Notary Public for Oregon
My commission expires: 8-20-07



APN: 415054

Statutory Warranty Deed
- continued

File No.: 7021-505516 (SAC)
Date: 02/08/2005

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1

Lots 2C, 2D & 2E all in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 3A, 3B, 3C, 3D, 4A, 4C, 4D, 5C and 5D all in Block 5 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.