

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

State of Oregon, County of Klamath
Recorded 03/25/2005 9:05 a m
Vol M05 Pg 19712-13
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Send tax statements to:
Lewis M. Dodson, Manager
SWB LLC
1128 Tamera Drive
Klamath Falls, Oregon 97603

WARRANTY DEED

Dodson Family LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to SWB LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

PARCEL 1:

A tract of land situated in the W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the North right of way line of that portion of the Klamath Falls-Lakeview Highway, known as South Sixth Street, which is North 0 degrees 35' West 30 feet from the Southwest corner of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9, East of the Willamette Meridian, which point of beginning is the Southeast corner of Pleasant View Tracts; thence North 88 degrees 57' East along the North line of the Highway, 35 feet; thence North parallel with the West line of said SE1/4 NW1/4 of said Section 2, a distance of 161.2 feet; thence Westerly parallel with said North right of way line of said Highway, a distance of 35 feet to the West line of said SE1/4 NW1/4 of said Section 2; thence Southerly 0 degrees 35' East along the West line of said SE1/4 NW1/4 of said Section 2, 161.2 feet to the point of beginning. EXCEPT that portion deeded to the State of Oregon by and through its State Highway Commission, recorded August 21, 1964, in Deed Volume 355 at page 470, Records of Klamath County, Oregon.

PARCEL 2:

The East 105 feet of Lot 1 in Block 6, PLEASANT VIEW TRACTS, EXCEPTING THEREFROM that portion in the State Highway right of way boundary as set forth in

final judgment filed April 26, 1965, in Case No. 64-96L, Circuit Court of the State of Oregon, for Klamath County.

commonly known as 4525 South Sixth Street, Klamath Falls, Oregon 97603

Tax Lot R-3909-002BD-10600-000


Tax Lot R-3909-002BC-01400-000

There is no consideration for this conveyance. It is done for estate planning purposes.

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 PERSONS 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.

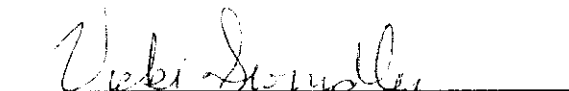
Dated this 10TH day of MARCH, 2005.

GRANTOR


Lewis M. Dodson, Manager
Dodson Family LLC

STATE OF OREGON)
) ss.
County of Klamath)

The instrument was acknowledged before me on March 10, 2005, by Lewis M. Dodson as Manager of Dodson Family LLC.


Notary Public for Oregon
My Commission Expires: 12-8-05