

05 JUL 5 PM 3:14

mtc - 68891 stt

Vol M05 Page 50904



State of Oregon, County of Klamath  
Recorded 07/05/05 3:14 p m  
Vol M05 Pg 50904-05  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED FOR

After recording return to:  
BAB LLC, AN OREGON LIMITED LIABILITY  
COMPANY  
11 SOUTH FRONTAGE ROAD  
GOLD HILL, OR 97525

Until a change is requested all  
tax statements shall be sent to  
The following address:

BAB LLC, AN OREGON LIMITED LIABILITY  
COMPANY  
11 SOUTH FRONTAGE ROAD  
GOLD HILL, OR 97525

Escrow No. MT68891-SH

**STATUTORY WARRANTY DEED**

**CYPRESS ABBEY COMPANY, A CALIFORNIA CORPORATION**, Grantor(s) hereby convey and warrant to **LAWYERS EXCHANGE - BAB LLC, AN OREGON LIMITED LIABILITY COMPANY**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

Dated this 28 day of June, 2005.

CYPRESS ABBEY COMPANY, A CALIFORNIA CORPORATION

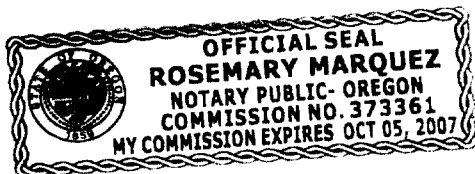
BY: Thomas G. Atwood, president  
THOMAS G. ATWOOD, PRESIDENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 28, 2005 by THOMAS G. ATWOOD AS PRESIDENT FOR CYPRESS ABBEY COMPANY, A CALIFORNIA CORPORATION.

Rosemary Marquez  
(Notary Public for Oregon)

My commission expires October 5, 2007



260 am

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1:

All that portion of the following described parcel of land which lies West of the right of way of the relocated The Dalles-California Highway:

Beginning at a point on the Westerly right of way line of the Old The Dalles-California Highway which bears North 89° 42' West a distance of 770.8 feet and South 6 ° 02' West a distance of 343.1 feet from the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Along the Westerly right of way line of the Old The Dalles-California Highway South 6° 02' West a distance of 575.3 feet to a point on the said right of way line; thence along said right of way line South 16° 26' West a distance of 73.8 feet to a point on said right of way line; thence North 89° 42' West a distance of 475.4 feet to a point on the forty line; thence along the forty line North 2° 32' East a distance of 643.8 feet to a point; thence South 89° 42' East a distance of 528.4 feet to the point of beginning.

## PARCEL 2:

The portion of NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of the right of way of the Dalles-California Highway (U.S. #97) as described in Deed recorded in Book 138 at page 81, Deed Records of Klamath County, Oregon, and South of the property deeded to C.C. Randolph as described in Deed dated December 29, 1928, recorded December 13, 1940 in Book 134 at page 51, Deed Records of Klamath County, Oregon; and also that portion of NW1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, lying Southerly of premises conveyed in Deed recorded in Book 109 at page 17, and Easterly of premises conveyed in Deed recorded in Book 185 at page 157, Deed Records of Klamath County, Oregon, and Easterly of Railway of Central Pacific Railway Company.

## PARCEL 3:

Lot 1, Block 1, TERMINAL CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Railroad Street that attaches thereto by Order recorded June 22, 1964 in Volume 354, page 39, Deed Records of Klamath County, Oregon.