

After Recording Return to:

BBJB LLC

7522 Kings Way
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

BBJB LLC

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATC 62115 ms
JAMES C. MARSDEN and ROBIN L. MARSDEN, herein called grantor, convey(s) to BBJB LLC, An Oregon Limited Liability Company all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 1 and 2, Block 7, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-032AA TL 03700 KEY #413403

CODE 001 MAP 3809-032AA TL 03600 KEY #413412

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$71,000.00.
(here comply with the requirements of ORS 93.930)

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 August 12, 2005.

See attached 2nd Page for
Signature & Notary of James C.
JAMES C. MARSDEN Marsden
Robin L. Marsden
ROBIN L. MARSDEN

STATE OF OREGON, County of Klamath) ss.

On August 17, 2005 personally appeared the above named JAMES C. MARSDEN and ROBIN L. MARSDEN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062115

Before me: Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal



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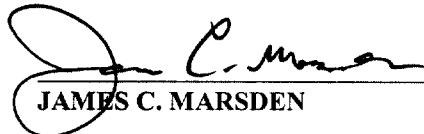
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Dated August 17, 2005.


JAMES C. MARSDEN

ROBIN L. MARSDEN

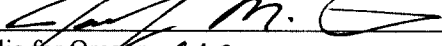
California San Diego
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On Aug 18, 2005 personally appeared the above named JAMES C. MARSDEN and ~~ROBIN L. MARSDEN~~ and acknowledged the foregoing instrument to be ~~their~~ his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062115

Before me: 
Notary Public for Oregon CA
My commission expires: 4-25-06

Official Seal

