

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.

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\_\_\_\_\_

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:



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



26

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7522 Kings Way  
Klamath Falls, OR 97603

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**BBJB LLC**

Same as above

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(INDIVIDUAL)

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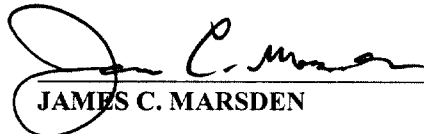
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Dated August 17, 2005.

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\_\_\_\_\_  
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\_\_\_\_\_  
**JAMES C. MARSDEN**

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

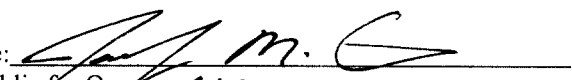
\_\_\_\_\_  
**ROBIN L. MARSDEN**

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:



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

