

**M05-65968**

Klamath County, Oregon

10/06/2005 03:11:08 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

5 STAR OR, LLC, a California limited liability
company

345 N. Yosemite Street #B

Stockton, CA 95203

Until a change is requested all
tax statements shall be sent to
The following address:5 STAR OR, LLC, a California limited liability
company

345 N. Yosemite Street #B

Stockton, CA 95203

Escrow No. MT71679-LW

Title No. 0071679

STATUTORY WARRANTY DEED

William Frances Verling, Grantor(s) hereby convey and warrant to **5 STAR OR, LLC, a California 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:

LEGAL DESCRIPTION**PARCEL 1:**

Block 4 of HODGES 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.

SAVING AND EXCEPTING THEREFROM the Southerly 112.50 feet thereof.

ALSO EXCEPTING THEREFROM a tract of land situated in the SW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, including a portion of Block 4, HODGES ADDITION TO MERRILL, in Klamath County, Oregon being more particularly described as follows:

Beginning at the Southeast corner of said Section 2; thence West along the South line of said Section 2, 1319.80 feet; thence North 02° 09' 02" West 1315.72 feet; thence North 89° 57' 50" West 327.50 feet to the Northeast corner of said Block 4 of Hodges Addition; thence South 00° 30' 20" East along the Westerly right of way line of Grant Street 60.00 feet to the true point of beginning of this description; thence continuing South 00° 30' 20" East along said right of way line 112.57 feet to a 1/2 inch iron pin; thence North 89° 54' 40" West 85.00 feet; thence North 00° 30' 20" West 112.49 feet; thence South 89° 57' 50" East 85.00 feet to the true point of beginning.

PARCEL 2:

Tract 18 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the Southerly 442.50 feet thereof.

ALSO EXCEPTING THEREFROM a tract of land situated in the SW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, including a portion of Block 4, HODGES ADDITION TO MERRILL, in Klamath County, Oregon being more particularly described as follows:

Beginning at the Southeast corner of said Section 2; thence West along the South line of said Section 2, 1319.80 feet; thence North 02° 09' 02" West 1315.72 feet; thence North 89° 57' 50" West 327.50 feet to the Northeast corner of said Block 4 of Hodges Addition; thence South 00° 30' 20" East along the Westerly right of way line of Grant Street 60.00 feet to the true point of beginning of this description; thence continuing South 00° 30' 20" East along said right of way line 112.57 feet to a 1/2 inch iron pin; thence North 89° 54' 40" West 85.00 feet; thence North 00° 30' 20" West 112.49 feet; thence South 89° 57' 50" East 85.00 feet to the true point of beginning.

PARCEL 3:

That portion of the NW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying between the Easterly right of way line of the K.I.D. Drain as recorded in Deed Volume 43, page 239, Deed Records of Klamath County, Oregon, and the Westerly right of way line of the Great Northern Railway Co. right of way recorded October 13, 1932 in Deed Volume 99, page 109, Deed Records of Klamath County, Oregon.

Tax Account No:	4110-00200-01600-000	Key No:	100651
Tax Account No:	4110-00200-01600-000	Key No:	596126
Tax Account No:	4110-002DC-00700-000	Key No:	122138

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.**

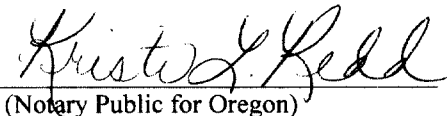
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 3rd day of October, 2005


William Frances Verling

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 3, 2005 by William Frances Verling.


(Notary Public for Oregon)



My commission expires 11/16/2007