

MTZ-1390-7149

M05-68975

Klamath County, Oregon

11/14/2005 02:37:17 PM

Pages 2 Fee: \$26.00

WARRANTY DEED

Lawyers Exchange-BAB, LLC, an Oregon Limited Liability Company, hereinafter referred to as "Grantor", conveys and warrants unto BAB, LLC, an Oregon Limited Liability Company, all that real property situated in Klamath County, State of Oregon and described as:

See Exhibit "A" attached hereto.

Grantor covenants that title to same is free from encumbrances except those listed on the Title Insurance Policy issued by AmeriTitle at the time of Grantor's acquisition.

Grantor is the accommodator for Grantee in an IRC § 1031 exchange. This conveyance completes Grantor's involvement in said exchange and there is no money consideration therefor.

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,

This Deed is signed with full authority this 14th day of November, 2005.

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

LAWYERS EXCHANGE-BAB, LLC

By: _____

JACK DAVIS, Manager

STATE OF OREGON)

) §

COUNTY OF JACKSON)

On the 14th day of November, 2005, personally appeared Jack Davis, the Manager of Grantor, first being sworn, stated that this Deed was voluntarily signed and sealed on behalf of said Grantor with full authority. Before me:

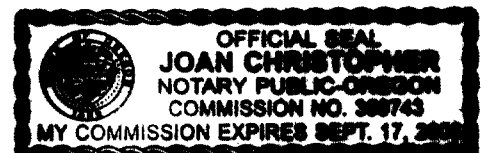
Mail Tax Statements:
P O Box 123
Rogue River, OR 97537

Joan Christopher
Notary Public for Oregon

My Commission Expires: 9/17/06

After Recording Return To:

LAW OFFICES OF
DAVIS, HEARN, SALADOFF & SMITH
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455



Warranty Deed -1-

26.00

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.