



After recording return to:  
K Falls One LLC  
Attn: Greg Geertsen, 1656 N.  
California Blvd  
Walnut Creek, CA 94598

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

K Falls One LLC  
Attn: Greg Geertsen, 1656 N.  
California Blvd  
Walnut Creek, CA 94598

File No.: NCS-162136-OR1 (mk)  
Date: November 07, 2005

1st 579950

**M05-69438**

Klamath County, Oregon

11/18/2005 03:01:10 PM

Pages 8 Fee: \$56.00

### **STATUTORY WARRANTY DEED**

**Tony R. Dickey and Brandsness, Brandsness, Rudd & Bunch, P.C., an Oregon professional corporation, who acquired title as Brandsness and Brandsness, P.C., an Oregon professional corporation, Grantor, conveys and warrants to K Falls One LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**This property is free from liens and encumbrances, EXCEPT: See Exhibit "B" attached hereto and made a part hereof**

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.

The true consideration for this conveyance is **\$1,900.000.00**. (Here comply with requirements of ORS 93.030)

56<sup>F</sup>

APN:

Statutory Warranty Deed  
- continued

File No.: **NCS-162136-OR1 (mk)**  
Date: **11/07/2005**

Dated this 10<sup>th</sup> day of November, 2005.

[Signature]  
Tony R. Dickey

Tony Ray Dickey  
aka: Tony Ray Dickey

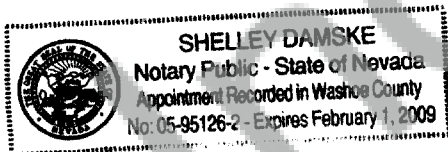
Brandsness, Brandsness, Rudd & Bunch,  
P.C., an Oregon professional corporation,  
who acquired title as Brandsness and  
Brandsness, P.C., an Oregon professional  
corporation

By: William P. Brandsness, President

STATE OF Nevada  
County of Washoe

)  
)ss.  
)

This instrument was acknowledged before me on this 10<sup>th</sup> day of November, 2005  
by **Tony R. Dickey aka Tony Ray Dickey.**



[Signature]  
Notary Public for ~~Oregon~~ Nevada  
My commission expires: 2/1/09

APN:

Statutory Warranty Deed  
- continued

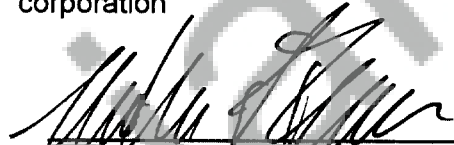
File No.: **NCS-162136-OR1 (mk)**  
Date: **11/07/2005**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Tony R. Dickey

\_\_\_\_\_  
aka: Tony Ray Dickey

Brandsness, Brandsness, Rudd & Bunch,  
P.C., an Oregon professional corporation,  
who acquired title as Brandsness and  
Brandsness, P.C., an Oregon professional  
corporation



By: William P. Brandsness, President

STATE OF

)

)ss.

County of

)

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by **Tony R. Dickey aka Tony Ray Dickey.**

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

APN:

Statutory Warranty Deed  
- continued

File No.: **NCS-162136-OR1 (mk)**  
Date: **11/07/2005**

STATE OF CALIFORNIA )  
County of RIVERSIDE )SS.

This instrument was acknowledged before me on this 10 day of NOVEMBER, 2005  
by William P. Brandsness, president of Brandsness, Brandsness, Rudd & Bunch, ~~on~~ behalf of the  
professional corporation.



*Shirley A. Dickson*  
Notary Public for CALIFORNIA

My commission expires: 8/20/06

Unofficial Copy

APN:

Statutory Warranty Deed  
- continued

File No.: **NCS-162136-OR1 (mk)**  
Date: **11/07/2005**

STATE OF

)  
)ss.  
)

County of

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by William P. Brandsness, president of Brandsness, Brandsness, Rudd & Bunch, on behalf of the  
professional corporation.

---

Notary Public for  
My commission expires:

Unofficial  
Copy

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

All that portion of Tracts 32 and 36, ENTERPRISE TRACTS, situated in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Tract 32; thence North  $89^{\circ}30'45''$  West a distance of 281.8 feet (West 281.7 feet by previous records) to an iron pipe on the Northwestern line of Austin Street as deeded to Klamath County by Deed Volume 229 Page 300, Klamath County deed records; thence North  $34^{\circ}07'30''$  East at right angles to South Sixth Street and along the Northwestern line of Austin Street a distance of 183.08 feet to an iron pin on a point on a line that is parallel to and 180 feet distant at a right angles from the East line of said Tract 32; thence North  $0^{\circ}20'45''$  East along said parallel line and along the Westerly line of Austin Street a distance of 722.70 feet to an iron pin being the True Point of Beginning of this description; said point being South  $0^{\circ}20'45''$  West a distance of 400.02 feet from the iron pin marking the Southerly line of Shasta Way; thence North  $89^{\circ}39'15''$  West a distance of 629.67 feet to an iron pin on the Southeasterly line of Avalon Street; thence North  $30^{\circ}37'$  East along the Southeasterly line of Avalon Street a distance of 284.57 feet to an iron pipe; thence North  $89^{\circ}56'$  East a distance of 110.32 feet to an iron pipe; thence North  $0^{\circ}07'30''$  West a distance of 150.11 feet to an iron pipe on the Southerly line of Shasta Way; thence North  $89^{\circ}50'30''$  East along the Southerly line of Shasta Way a distance of 377.21 feet to an iron pin on the West line of Austin Street; thence South  $0^{\circ}20'45''$  West along the West line of Austin Street a distance of 400.02 feet to the True Point of beginning of this description. The bearing of the above described tract of land is based on South Sixth Street bearing being North  $55^{\circ}52'30''$  West from the intersection of Austin Street.

Tax Parcel Number: 526407

**EXHIBIT "B"**

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of the Klamath Irrigation District.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Agreement, including terms and provisions thereof.  
Recorded: March 30, 1966 in Volume M66 Page 2768, records of Klamath County, Oregon , and extended by addendum recorded October 27, 1966 in Volume M66 Page 11345, records of Klamath County, Oregon
5. Lease and the terms and conditions thereof:  
Lessor: Bill P. Dickey  
Lessee: Thomas J. Barbano  
As disclosed by: Memorandum of Lease  
Recorded: January 2, 1981  
Recording No.: Volume M81 Page 81, records of Klamath County, Oregon  
  
Lessee's interest is now held of record by Skippers, Inc. a Washington corporation:  
By Instrument: Assignment and Assumption Agreement  
Recorded: March 2, 1992  
Recording No.: Volume M92 Page 4250, records of Klamath County, Oregon
6. Lease and the terms and conditions thereof:  
Lessor: Bill P. Dickey  
Lessee: Klamath Insurance Center, Inc.  
As disclosed by: Memorandum of Lease  
Recorded: June 4, 1981  
Recording No.: Volume M81 Page 9996, records of Klamath County, Oregon
7. Easement, including terms and provisions contained therein:  
Recording Information: January 23, 1981 in Volume M81 Page Page 1074, records of Klamath County, Oregon  
  
In Favor of: Pacific Power & Light Company  
For: underground electrical circuit
8. Encroachment Permit Agreement, including terms and provisions thereof.  
Recorded: June 2, 1987 in Volume M87 Page 9453, records of Klamath County, Oregon

**EXHIBIT "B" CONTINUED**

9. Lease and the terms and conditions thereof:
- |                  |  |
|------------------|--|
| Lessor:          | Estate of Bill P. Dickey by and through Vivian Dickey, Personal Representative |
| Lessee:          | Gary J. Mueller and Judy K. Mueller  |
| As disclosed by: | Memorandum of Lease  |
| Recorded:        | September 1, 1988  |
| Recording No.:   | Volume M88 Page 14291, records of Klamath County, Oregon                       |
10. Encroachment Permit, including terms and provisions thereof.
- |           |   |
|-----------|---|
| Recorded: | August 16, 2000 in Volume M00 Page 29947, records of Klamath County, Oregon |
|-----------|---|