

mtc-1396-7398

After recording return to:

American Exchange Services, Inc.
15 Oregon Avenue
Bend, OR 97701

M06-03140

Klamath County, Oregon
02/17/2006 02:48:54 PM
Pages 1 Fee: \$21.00

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

WINNING COMBO LLC
602 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

**STATUTORY
BARGAIN AND SALE DEED**

PATTON EXCHANGE BX060102, LLC an Oregon Limited Liability Company , Grantor, conveys to WINNING COMBO, LLC, an Oregon Limited Liability Company Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

The Southerly 38.2 feet of Lots 30 and 31, Block 18, INDUSTRIAL 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

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 \$PURSUANT TO AN IRC SECTION 1031 EXCHANGE. (Here comply with the requirements of ORS 93.030)

Dated February 16, 2006.

AMERICAN EXCHANGE SERVICES, INC.

Glenda D. Sibbald
Glenda D. Sibbald, Assistant Secretary



STATE OF OREGON
County of Deschutes

} ss

This instrument was acknowledged before me on February 16, 2006
by GLEND A. SIBBALD
as ASSISTANT SECRETARY
of AMERICAN EXCHANGE SERVICES, INC.

Jessica L. Grell
Notary Public for Oregon
My commission expires 8/4/07

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.

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