

M06-10909

Klamath County, Oregon

05/30/2006 03:52:23 PM

Pages 3 Fee: \$31.00

15⁺-830882

WARRANTY DEED

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

See Exhibit "A" attached.

Grantor covenants that title to same is free from encumbrances except those listed on the Title Insurance Policy No. 0072463-SH by AmeriTitle Company 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 THE 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. AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

This Deed is signed with full authority this 29th day of May, 2006.

LAWYERS EXCHANGE-OWEN, LLC

By: [Signature]
JACK DAVIS, Manager

Mail Tax Statements:

8787 John Day Drive
Gold Hill OR 97525

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-

31-

STATE OF OREGON)
) §
COUNTY OF JACKSON)

On the 30th day of May, 2006, 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:

Joan Christopher
Notary Public for Oregon
My Commission Expires: 9/17/06



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land being a portion of the NW1/4 SE1/4 Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the S1/2 N1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the center line of Homedale Road 238 feet; thence West 30 feet to a point on the Westerly right of way line of Homedale Road to the True Point of Beginning; thence West 534 feet to a point; thence South to the North line of that tract of land described in Deed Volume 267 at page 496 Deed Records of Klamath County, Oregon, thence Easterly along the Northerly line of said Deed Volume 267 at page 496 and also along the North line of that tract described in Volume M67 at page 7962, Microfilm Records of Klamath County, Oregon, to the Westerly right of way line of Homedale Road; thence North to the point of beginning.

PARCEL 2:

A parcel of land being a portion of the NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of the S1/2 N1/2 NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence South 150 feet to a point on the centerline of Homedale Road, thence West 30 feet to the true point of beginning; thence South 88 feet, thence West 534 feet, thence South to the North line of a tract of land described in Volume 267 at page 496, Deed Records of Klamath County, Oregon; thence West, to the West line of the NW1/4 SE1/4 of said Section, thence North to the NW corner of the S1/2 N1/2 NW1/4 SE1/4, thence East to the NW corner of that tract of land described in Volume 259 at page 185, Deed Records of Klamath County, Oregon; thence South 150 feet, thence East 534 feet to the point of beginning.

PARCEL 3:

The West 324 feet of the following described real property:

Beginning at the Northeast corner of the S1/2 N1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, running thence West a distance of 564 feet; thence South 150 feet; thence East 564 feet; thence North 150 feet to the point of beginning. SAVING AND EXCEPTING a strip of land 30 feet wide along the East side, being a portion of Homedale Road.

Tax Account No:	3909-011DB-00200-000	Key No:	557427
Tax Account No:	3909-011DB-00300-000	Key No:	557445
Tax Account No:	3909-011DB-00500-000	Key No:	557454