

M06-10913

Klamath County, Oregon

05/30/2006 03:54:45 PM

Pages 3 Fee: \$31.00



After recording return to:

BROWER, INC.

156 Greenway Circle
Medford, OR 97504

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

BROWER, INC.

Address as shown above.

File No.: 7021-830882 (MTA)

Date: May 27, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

F.B. OWEN, INC., an Oregon Corporation, which acquired title as and formerly known as FBO, Inc., an Oregon corporation, Grantor, conveys and warrants to **BROWER, INC., an Oregon Corporation,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$935,200.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 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 ORS 197.352.

31.5 F

Dated this 30th day of May, 2006.

F.B. OWEN, INC.,
an Oregon
Corporation

Fred Owen, Jr.

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30th day of May, 2006
by Fred T. Owen, Jr. as President of F.B. OWEN, INC., an Oregon corporation, on behalf of the
Corporation.

Marlene T. Addington



Notary Public for Oregon
My commission expires: March 22, 2009

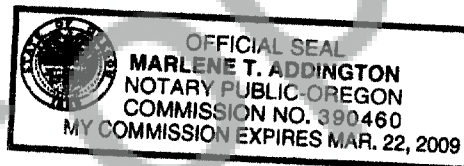


EXHIBIT A

LEGAL DESCRIPTION:

LOT 74 OF FAIR ACRES NO. 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM, 5 FEET CONVEYED TO KLAMATH COUNTY BY INSTRUMENT DATED NOVEMBER 29, 1963, RECORDED DECEMBER 5, 1963 IN BOOK 349 AT PAGE 511, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO A PORTION OF LOT 73 OF FAIR ACRES SUBDIVISION NO. 1, IN THE COUNTY OF KLAMATH, STATE, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/2" IRON PIPE MARKING THE SOUTHEASTERLY CORNER OF SAID TRACT 73 OF FAIR ACRES SUBDIVISION NO. 1; THENCE NORTH 329 FEET TO THE NORTHEAST CORNER OF SAID TRACT 73; THENCE WEST ALONG THE NORTH BOUNDARY OF SAID TRACT TO A POINT WHICH IS 500 FEET EAST OF THE NORTHWEST CORNER OF TRACT 73; THENCE RUNNING SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT, A DISTANCE OF 329 FEET; MORE OR LESS TO THE SOUTH BOUNDARY OF TRACT 73, THENCE EAST ALONG THE SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT WIDE EASEMENT BEGINNING AT THE SOUTHWEST CORNER OF LOT 73 FAIR ACRES SUBDIVISION NO. 1; THENCE NORTH 125 FEET; THENCE EAST AT RIGHT ANGLES FROM NORTH LINE OF SAID TRACT A DISTANCE OF 500 FEET; THENCE NORTH 30 FEET AT THE EASTERLY BORDER OF SAID TRACT; THENCE WEST A DISTANCE OF 500 FEET; THENCE 30 FEET SOUTH TO THE POINT OF BEGINNING. EASEMENT MAY ALSO BE USED AS ACCESS TO THE BALANCE OF LOT 73 DIRECTLY EAST OF SAID PARCEL DESCRIBED ABOVE.