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NO PART OF ANY STEVENS NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC 75006-MS

JA Klamath, LLC
5705 Blue Mountain Drive
Klamath Falls, OR 97601

Grantor's Name and Address

Live to Ride, LLC
3815 S. Sixth St., Suite 105
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Live to Ride, LLC
3815 S. Sixth St., Suite 105
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Live to Ride, LLC
3815 S. Sixth St., Suite 105
Klamath Falls, OR 97603

2006-015720

Klamath County, Oregon



00000382200600157200020025

SPACE RES
FOR
RI

08/04/2006 11:23:23 AM

Fee: \$26.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that
JA Klamath, LLC, an Oregon limited liability company
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
Live to Ride, LLC, an Oregon limited liability company
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION THAT IS MADE A PART HEREOF
BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
except those of record and those apparent upon the land, if any, as of this date

and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on July 28, 2006; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
RING 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 REGULA-
TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-
EST 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)).

JA Klamath, LLC, an Oregon limited liability
company

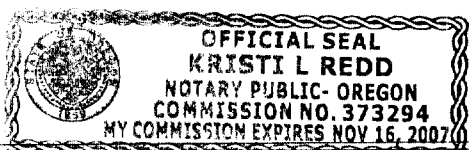
David Fleming-Jones
Angelique T. Fleming-Jones

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on
by

This instrument was acknowledged before me on July 28, 2006
by David Fleming-Jones & Angelique T. Fleming-Jones
as Managers
of JA Klamath, LLC, an Oregon limited liability company

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2007



26.00

EXHIBIT A

LEGAL DESCRIPTION:

Parcel One: A parcel of land situated in the SE 1/4 NE 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at an iron pipe on the Easterly property line of Elm Street, said pipe being 100.00 feet Northeasterly from the Northeast corner of the South Sixth Street and Elm Street intersection; thence Northeasterly along the Easterly property line of Elm St. 121.99 feet to an iron pipe; thence in a Northeasterly direction along the arc of a 20 foot radius curve to the right to an iron pipe on the Westerly property line of Commercial St., thence Southerly along the Westerly property line of Commercial Street 181.37 feet to an iron pipe; thence Northwesterly along a line parallel to South Sixth St. and 100 feet therefrom 138.67 feet to the point of beginning being a portion of an unplatted block in Klamath Addition to the City of Klamath Falls, Oregon.

Parcel Two: Beginning at a point at the intersection of the Northerly line of 6th Street and the section line between Sections 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, which point is 37.81 chains South of the Section corner common to Sections 28, 29, 32 and 33 of said Township and Range; running thence Northerly along said section line a distance of 128.6 feet to a point; thence N. 51°4' West parallel to the Northerly line of 6th Street and 100 feet therefrom a distance of 80.7 feet to the Easterly corner of tract heretofore conveyed by C. D. Willson to Stella Orr; thence Southwesterly at right angles to 6th Street 100 feet; thence S. 51°4' East along the Northerly line of 6th Street 160.5 feet to the point of beginning.