



THIS SPACE RESE

2006-018611

Klamath County, Oregon



00003867200600186110070075

09/15/2006 03:35:35 PM

Fee: \$51.00

After recording return to:
Galpin Holdings, LLC, an Oregon limited
liability company
744 Cardley Avenue, Suite 100
Medford, OR 97504

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

Galpin Holdings, LLC, an Oregon limited
liability company
744 Cardley Avenue, Suite 100
Medford, OR 97504

Escrow No. MT70824-KR
Title No. 0070824

SWD

MT70824-KR

STATUTORY WARRANTY DEED

Angelo Andrew Doveri, as to an undivided 1/4 interest; Angelo Andrew Doveri, Elodie E. Golden, Patricia J. Doveri, and Cordelia J. Doveri, as Trustee of the CJD Family Trust, together as to an undivided 1/4 interest; Cordelia J. Doveri, Trustee of Cordelia J. Doveri Family Trust, July 13, 1994, as to an undivided 1/4 interest; Patricia A. Doveri, as to an undivided 1/8 interest; Angela T. Doveri, as to an undivided 1/40 interest; Denise M. Doveri, as to an undivided 1/40 interest; Alisa D. Doveri, as to an undivided 1/40 interest; John A. Doveri, as to an undivided 1/40 interest; Debra Antionette Greene, Trustee for Danial Isahia Greene and Leslie Joann Greene Trust, as to an undivided 1/40 interest; together as tenants in common, Grantor(s) hereby convey and warrant to Galpin Holdings, LLC, an Oregon limited liability company, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$1,475,000.00**.

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.

SEE PAGE 2 FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENTS

51

Dated this 14th day of September 2006.

X Angelo Andrew Doveri
Angelo Andrew Doveri

X Patricia A. Doveri
Patricia A. Doveri

The Cordelia J. Doveri Family Trust dated July 13, 1994 aka CJD Family Trust

BY: _____
Cordelia J. Doveri

Patricia J. Doveri

Elodie Golden

Angela T. Doveri

Denise M. Doveri

Alisa D. Doveri

John A. Doveri

BY: _____
Patricia J. Doveri, his attorney-in-fact

The Danial Isahia Greene and Leslie Joann Greene Trust

BY: _____
Debra Antionette Greene, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 14, 2006 by Angelo Andrew Doveri & Patricia A. Doveri.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

Dated this _____ day of _____, _____.

Angelo Andrew Doveri

Patricia A. Doveri

The Cordelia J. Doveri Family Trust dated July 13, 1994 aka The CJD Family Truste

BY: _____
Cordelia J. Doveri, Trustee

Patricia J. Doveri
Patricia J. Doveri

Elodie Golden

Angela T. Doveri
Angela T. Doveri

Denise M. Doveri

Alisa D. Doveri
Alisa D. Doveri

John A. Doveri
John A. Doveri

BY: Patricia J. Doveri
Patricia J. Doveri, his attorney-in-fact

The Danial Isahia Greene and Leslie Joann Greene Trust

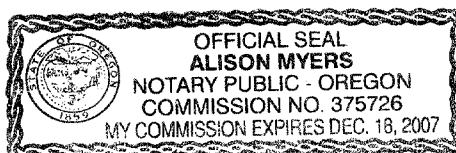
BY: Debra Antionette Greene
Debra Antionette-Greene, Trustee

State of Oregon
County of Lane

This instrument was acknowledged before me on September 11, 2006 by Patricia J. Doveri, for herself personally and as attorney-in-fact for John A. Doveri, Patricia Doveri, Angela T Doveri, Alisa D Doveri,
and Debra Antionette-Greene

Alison Myers
(Notary Public for Oregon)

My commission expires Dec 18, 2007



Dated this 11 day of Sept, 06.

Angelo Andrew Doveri

Patricia A. Doveri

The Cordelia J. Doveri Family Trust dated July 13, 1994 aka The CJD Family Truste

BY: Cordelia J. Doveri Trustee
Cordelia J. Doveri, Trustee

Patricia J. Doveri

Elodie Golden

Angela T. Doveri

Denise M. Doveri

Alisa D. Doveri

John A. Doveri

BY: _____
Patricia J. Doveri, his attorney-in-fact

The Danial Isahia Greene and Leslie Joann Greene Trust

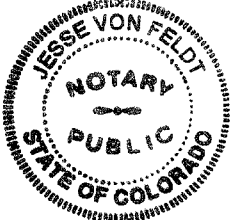
BY: _____
Debra Antionette Greene, Trustee

State of Colorado
County of Jefferson

This instrument was acknowledged before me on SEPTEMBER 11, 2006 by Cordelia J. Doveri, Trustee of The Cordelia J. Doveri Family Trust – July 13, 1994 aka The CJD Family Trust.

[Signature]
(Notary Public for Colorado)

My commission expires 03/30/2009



My Commission Expires 03/30/2009

Dated this 11th day of September, 2006

Angelo Andrew Doveri

Patricia A. Doveri

The Cordelia J. Doveri Family Trust dated July 13, 1994 aka The CJD Family Truste

BY: _____
Cordelia J. Doveri, Trustee

Patricia J. Doveri

Elodie Golden
Elodie Golden

Elodie Golden
Angela T. Doveri

Denise M. Doveri
Denise M. Doveri

Alisa D. Doveri

John A. Doveri

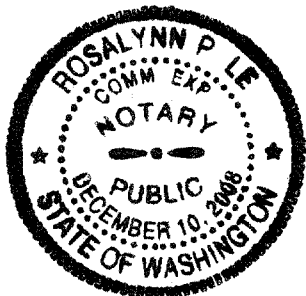
BY: _____
Patricia J. Doveri, his attorney-in-fact

The Danial Isahia Greene and Leslie Joann Greene Trust

BY: _____
Debra Antionette Greene, Trustee

State of Washington
County of King

This instrument was acknowledged before me on September 11th, 2006 by Elodie Golden, Denise M. Doveri _____



(Notary Public for Washington)
My commission expires 12/10/08

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

All that portion of Lots 70, 75, 76 and 77 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows:

Beginning at a point on the Northerly line of the right of way of the Oregon, California and Eastern Railroad a distance of 534.2 feet from, at right angles to, and West of the East line of Lot 70, said point being the Southwest corner of the tract heretofore conveyed to Marshall E. Cornett et ux, by deed recorded in Volume 111, page 399, Deed Records of Klamath County, Oregon; thence North along the West boundary thereof 1023 feet, more or less, to the Northeasterly line of said Tract 70; thence Northwesterly along the Northeasterly line of Lots 70 and 75 as the case may be, 175.15 feet, more or less, to the intersection thereof with the Southerly line of Shasta Way; thence West along the Southerly line of Shasta Way and the Northerly line of Lots 75, 76 and 77, 1975 feet, more or less, to the Northeasterly line of the right of way of the Oregon, California and Eastern Railroad, sometimes called Klamath Falls Municipal Railroad, as said right of way is described in that certain deed from Enterprise Land & Investment Company to Robert E. Strahorn recorded in Volume 47 of Deeds at page 373 et seq., Records of Klamath County, Oregon; thence Southeasterly along the Northeasterly line of the right of way described in said deed to the point of beginning; but reserving and excepting from the operation hereof a strip of land 40 feet in width for a private roadway across the premises herein conveyed, the same to lie 20 feet on either side of the following described center line, to wit:

Beginning at the point of intersection of the Southerly line of Shasta Way, with the center line of East Main Street (formerly Stukel Street) in Klamath Falls, Oregon, if extended; thence South $22^{\circ} 50'$ East 424.7 feet; thence South 2° West 371 feet, more or less to a point on the Northerly line of the right of way of the Oregon, California and Eastern Railroad, which is North $66^{\circ} 38'$ West 30 feet, and North $23^{\circ} 22'$ West 100 feet from the most Northerly corner of that certain parcel conveyed by the Enterprise Land and Investment Company to S.O. Johnson by deed dated December 9, 1922, recorded at page 387, in Volume 59 of Deed Records of Klamath County, Oregon; (subject to certain conditions as to use of said private road for purposes of ingress and egress, and the construction and maintenance of telephone and telegraph lines.)

ALSO EXCEPTING and excluding that certain parcel described as follows:

Beginning at a point which is forty feet Southerly along the Easterly line of Martin Street, if extended from the Northeast corner of Martin Street and Shasta Way, being the point of beginning; thence Easterly parallel with Shasta Way 250 feet; thence Southerly parallel with Martin Street, if extended, 100 feet; thence Westerly parallel with Shasta Way, 250 feet, thence Northerly parallel with Martin Street, if extended, 100 feet to the point of beginning.

ALSO excepting that certain portion of Lots 70 and 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly line of Lot 75 a distance of 17.48 feet Southeasterly of the intersection of the South line of Shasta Way with the Southerly line of Sixth Street; thence West parallel to and 10 feet distant from the South line of Shasta Way, 38.0 feet; thence South 35° West 170 feet; thence South 81.5 feet; thence East 268.00 feet, more or less, to the property heretofore conveyed to Marshall E. Cornett et ux by deed recorded in Volume 111, page 399 of records of Klamath County, Oregon; thence North along the Westerly line of Cornett Tract 130 feet, more or less, to the Northerly line of Lot 70, otherwise the Southerly line of Sixth Street; thence Northwesterly along the Southerly line of Sixth Street 160.67 feet, more or less, to the point of beginning.

ALSO excepting all that portion of Lot 75 of ENTERPRISE TRACT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, bounded and described as follows:

Beginning at a point which is 260 feet South of and 150 feet East of the intersection of the East line of Martin Street in the Supplemental Plat of the Westerly portion of Block 242 of Mills Second Addition with the North line of Shasta Way; thence East 104 feet, more or less, to a point 40 feet West of the Southwest corner of the tract heretofore deeded to Safeway Stores, Inc.; thence North 100 feet; thence West 104 feet, more or less; thence South 100 feet to the point of beginning.

ALSO excepting all that portion described as follows:

Beginning at a point 40 feet South of and 250 East of the intersection of the East line of Martin Street and the North line of Shasta Way in the City of Klamath Falls, Oregon; thence East along a line parallel to Shasta Way and 40 feet South of the North line thereof, a distance of 90 feet; thence Southwesterly to a point 20 feet East of the Southeast corner of that tract of land deeded to Clarence A. Poole et ux in deed recorded in Book 126, page 294 of Deed Records of Klamath County, Oregon; thence West 20 feet; thence North 100 feet to the point of beginning, being a part of Tract 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO EXCEPTING all the following:

Beginning at an iron pipe on the West line of the Cornett property which lies South 0° 03' 45" West a distance of 117.83 feet from the iron pin which marks the intersection of the West line of that certain parcel of land conveyed to Marshall E. Cornett et ux by deed recorded on page 399 of Volume 111 of the Deed Records of Klamath County, Oregon, and the Southerly right of way line of the present South Sixth Street in the City of Klamath Falls, Oregon, and running thence: continuing South 0° 03' 45" West along the West line of the Cornett Tract a distance of 60.0 feet to a 3/4" iron pipe; thence North 89° 56' 15" West a distance of 270.5 feet to a 1" iron pipe which lies on the East line of an unnamed street; thence North 0° 22' 30" West along the East line of the unnamed street a distance of 60.0 feet to a 5/8" iron pipe which marks the Southwest corner of that certain tract deeded to Safeway Stores and recorded on page 156 of Volume 140 of the Deed Records of Klamath County, Oregon; thence South 89° 56' 15" East along the Southerly line of the above mentioned Safeway Stores tract a distance of 270.9 feet, more or less, to the point of beginning, said tract being a portion of Tracts 70 and 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO EXCEPTING, any portion of the above described property contained in deeds to the State of Oregon, for highway purposes, recorded on pages 49 and 260 of Volume 146, Deed Records of Klamath County, Oregon.

SAVE AND EXCEPT rights of way over and across said premises, either of record or apparent upon the property.

AND EXCEPTING THEREFROM any portion thereof lying within the right of way of the Oregon California and Eastern Railroad.

PARCEL 2

All that portion of Lot 75 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, bounded and described as follows:

Beginning at a point which is 260 feet South of and 150 feet East of the intersection of the East line of Martin Street in Supplemental Plat of Westerly portion of Bock 242, Mills Second Addition with the North line of Shasta Way; thence East 104 feet, more or less, to a point 40 feet West of the Southwest corner of the tract heretofore deeded to Safeway Stores, Inc.; thence North 100 feet; thence West 104 feet, more or less, thence South 100 feet to the point of beginning.

Tax Account No:	3909-00400-00100-000	Key No:	530349
Tax Account No:	3909-004AB-00600-000	Key No:	531142
Tax Account No:	3909-004AB-00800-000	Key No:	797819