



After recording return to:
Washburn Way Industrial Park LLC
3611 SE 20th Avenue, Suite 300
Portland, OR 97202

Until a change is requested all tax statements
shall be sent to the following address:
Washburn Way Industrial Park LLC
3611 SE 20th Avenue, Suite 300
Portland, OR 97202

File No.: NCS-272938-OR1 (mk)
Date: March 13, 2007

1st-963405

THIS SPACE

2007-005121

Klamath County, Oregon



00018170200700051210030032

03/22/2007 11:13:03 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Merlin Fjarli, Grantor, conveys and warrants to **Washburn Way Industrial Park LLC, an Oregon Limited Liability Company**, 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.

Subject to:

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 **\$3,245,750.00**. (Here comply with requirements of ORS 93.030)

31-T

APN:

Statutory Warranty Deed
- continued

File No.: **NCS-272938-OR1 (mk)**
Date: **03/13/2007**

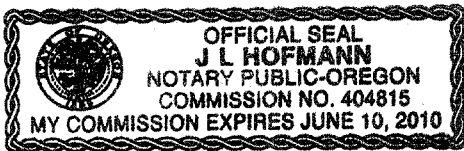
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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.

Dated this 19th day of March, 2007.

Merlin Fjarli
Merlin Fjarli

STATE OF Oregon)
County of Klamath Jackson)ss.

This instrument was acknowledged before me on this 19th day of March, 2007
by **Merlin Fjarli**.



J. L. Hofmann

Notary Public for Oregon
My commission expires: 6-10-2010

APN:

Statutory Warranty Deed
- continued

File No.: **NCS-272938-OR1 (mk)**
Date: **03/13/2007**

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

The North half of the following described parcel of land:

All that portion of the East half of the Northeast quarter of the Southeast quarter of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies Southerly of a line drawn parallel to and distant 330 feet Northerly of the Southerly boundary of the said East half of the Northeast quarter of the Southeast quarter.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded February 2, 1988 in Volume M88, page 1442, Records of Klamath County, Oregon.

PARCEL II:

The South half of the that portion of the East half of the Northeast quarter of the Southeast quarter of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of a line drawn parallel to and distant 330 feet Northerly of the Southerly line of said East half of the Northeast quarter of the Southeast quarter, the south half of the Southerly 330 feet measured parallel with the Southerly line of the East half of the Northeast quarter of the Southeast quarter of said Section 9.

EXCEPTING THEREFROM the East 20 feet deeded to Klamath County for road purposes in Volume 336, page 306, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by instrument recorded February 2, 1988 in Volume M88, pages 1142 and 1451, Records of Klamath County, Oregon.