

2007-006279

Klamath County, Oregon



04/04/2007 10:30:08 AM

Fee: \$26.00

After Recording Return to:

BRANDON BOWERS and NABIL TAHA

4810 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ATE: 64199 PS

WARRANTY DEED
(INDIVIDUAL)

39 MAIN LLC an Oregon Limited Liability Company, herein called grantor, convey(s) to BRANDON BOWERS, as to an undivided 1/2 interest and NABIL TAHA, as to an undivided 1/2 interest, as tenants in common, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$230,000.00.
(here comply with the requirements of ORS 93.930)

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 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)).

Dated 3-28-07

39 MAIN LLC

[Signature]
BY: JAMES M. MINIX, MEMBER

[Signature]
BY: MARY JO MINIX, MEMBER

STATE OF OREGON, County of Klamath) ss.

On MARCH 28, 2007, 2007 personally appeared the above named JAMES M. MINIX and MARY JO MINIX as members of 39 MAIN, LLC., and acknowledged the foregoing instrument to be their voluntary act and deed.

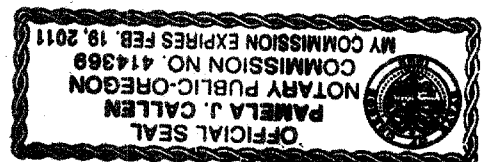
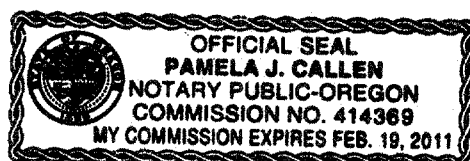
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064199

Before me: [Signature]
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal



\$26A

Exhibit A

The West 40 feet of Lot 2, Block 23, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. Together with the E 1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property.

EXCEPTING THEREFROM the North 40 feet of the West 30 feet of Lot 2 in Block 23 ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E 1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property.

ALSO

Lot 1 and the Easterly 20 feet of Lot 2, Block 23, ORIGINAL TOWN, now City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001.1 MAP 3809-032CA TL 01000 KEY# 611127

CODE 001.1 MAP 3809-032CA TL 01100 KEY# 611118