

2007-007149

Klamath County, Oregon



00020518200700071490020021

04/18/2007 02:58:05 PM

Fee: \$26.00

After Recording Return to:
CLOVER CREEK HOLDINGS LLC
735 CARDLEY AVE. #103
MEDFORD, OR. 97504

Until a change is requested all tax statements

Shall be sent to the following address:

CLOVER CREEK HOLDINGS LLC
735 CARDLEY AVE. #103
MEDFORD, OR. 97504

ATE: 64252 MS

WARRANTY DEED
(INDIVIDUAL)

SOLOMON HOLDINGS, LLC, herein called grantor, convey(s) to CLOVER CREEK HOLDINGS LLC, 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 \$900,000.00/ \$808,219.00
(here comply with the requirements of ORS 93.930) ~~The execution of this Deed directly~~

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 April 12, 2007. The execution of this Deed directly to the Grantee named herein is done at the direction of 1031 Exchange company as part of a tax deferred exchange for the benefit of the Grantor named SOLOMON HOLDINGS, LLC herein
David C. Seinfeld, Managing Member
BY: DAVID C. SEINFELD,
MANAGING MEMBER

STATE OF California County of Los Angeles ss.

On April 13, 2007 personally appeared the above named DAVID C. SEINFELD, AS ~~MANAGING MEMBER OF SOLOMON HOLDINGS, LLC~~ and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064252

\$26 A

Before me: Fahimeh Zomorodian

Notary Public for Los Angeles, CA

My commission expires: April 21, 2008

Official Seal

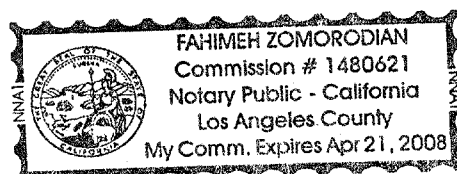


Exhibit A

PARCEL 1:

A tract of land situated in the S 1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeasterly corner of said Section 1; thence South 89° 58' 30" West 1,341.4 feet to a bolt in the center line of the State Highway 140 (was Highway 66) as the same is now located and constructed over and across said Section 1; thence North 46° 06' 30" West along the center line of said Highway 1,380.4 feet; thence South 43° 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said highway; thence South 09° 42' 00" West along the center line of a drain 402.5 feet; thence South 00° 32' 30" West along the center line of said drain 72.6 feet; thence South 43° 53' 30" West 20.0 feet to an iron pin; thence North 67° 41' 30" West 410.0 feet to a 5/8" iron pin marking the true point of beginning of this description; thence North 23° 42' 00" East 578.00 feet to a 5/8" iron pin on the new Southerly right of way line of said Highway; thence South 46° 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8" iron pin; thence South 16° 27' 31" West 636.84 feet to a 5/8" iron pin; thence North 67° 41' 30" West 91.66 feet to a 5/8" iron pin; thence North 03° 21' 30" West 83.20 feet to the true point of beginning.

EXCEPTING THEREFROM any portion thereof lying within State Highway 140 as described in Deed recorded September 29, 1972 in Volume M72, page 11070, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the S 1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeasterly corner of said Section 1; thence South 89° 58' 30" West 1,341.4 feet to a bolt in the center line of the State Highway 140 (was Highway 66) as the same is now located and constructed over and across said Section 1; thence North 46° 06' 30" West along the center line of said Highway, 1,380.4 feet; thence South 43° 53' 30" West 30.0 feet to an iron pin on the Southerly right of way line of said highway marking the True Point of Beginning; thence South 9° 42' West along the center line of a drain 402.5 feet to a point; thence South 0° 32' 30" West along the center line of said drain 72.6 feet to a point; thence South 43° 53' 30" West 20.0 feet to an iron pin; thence North 67° 41' 30" West 410.0 feet to an iron pin; thence North 23° 42' East 592.9 feet to an iron pin on the said Southerly right of way line of said Highway; thence South 46° 06' 30" East along said right of way line a distance of 310.0 feet, more or less, to the above mentioned True Point of Beginning.

EXCEPTING THEREFROM any portion thereof lying within State Highway 140 as described in Deed recorded September 29, 1972 in Volume M72, page 11070, Microfilm Records of Klamath County, Oregon.

Also commencing at the most Southerly corner of the above described Parcel 2 and running thence North 67° 41' 30" West 410 feet to a point; thence South 3° 21' 30" East 83.2 feet to a 5/8" steel pin set in the ground; thence South 67° 41' 30" East 410 feet to a 3/4" iron pipe set in the ground; thence North 3° 21' 30" West 83.2 feet to the point of beginning.

ALSO EXCEPTING THEREFROM Parcel 2 the following: A tract of land situated in the S 1/2 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeasterly corner of said Section 1; thence South 89° 58' 30" West 1,341.4 feet to a bolt in the center line of the State Highway 140 (was Highway 66) as the same is now located and constructed over and across said Section 1; thence North 46° 06' 30" West along the center line of said Highway 1,380.4 feet; thence South 43° 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said Highway; thence South 09° 42' 00" West along the center line of a drain 402.5 feet; thence South 00° 32' 30" West along the center line of said drain 72.6 feet; thence South 43° 53' 30" West 20.0 feet to an iron pin; thence North 67° 41' 30" West 410.0 feet to a 5/8" iron pin marking the true point of beginning of this description; thence North 23° 42' 00" East 578.00 feet to a 5/8" iron pin on the new Southerly right of way line of said Highway; thence South 46° 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8" iron pin; thence South 16° 27' 31" West 636.84 feet to a 5/8" iron pin; thence North 67° 41' 30" West 91.66 feet to a 5/8" iron pin; thence North 03° 21' 30" West 83.20 feet to the true point of beginning.

CODE 043 MAP 3909-001DC TL 01200 KEY #510423
CODE 043 MAP 3909-001CD TL 00100 KEY #510414
CODE 043 MAP 3909-001CD TL 06500 KEY #509881
CODE 043 MAP 3909-001DC TL 01400 KEY #510502