



THIS SPACE RESE

2007-012760

Klamath County, Oregon



07/18/2007 03:27:32 PM

Fee: \$21.00

MT79980-KR

After recording return to:
Pacific Empire Developers, Inc., an Oregon
Corporation
901 N. Brutscher Street, Suite 201
Newberg, OR 97132

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

Pacific Empire Developers, Inc., an Oregon
Corporation
901 N. Brutscher Street, Suite 201
Newberg, OR 97132

Escrow No. MT79980-KR
Title No. 0079980

SWD

STATUTORY WARRANTY DEED

Klamath Falls Leasing, LLC, an Oregon Limited Liability Company, which acquired title as BBJB LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to Pacific Empire Developers, Inc., an Oregon Corporation, 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:

Lots 1 and 2, Block 7, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

Dated this 11th day of July, 2007.

Klamath Falls Leasing, LLC, an Oregon Limited Liability Company

BY: Benjamin E. Boersma MEMBER

Benjamin E.
Ben Boersma, Member

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 11, 2007 by Benjamin E. Boersma, as a member for Klamath Falls Leasing, LLC, an Oregon Limited Liability Company.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

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