

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2007-015090

Klamath County, Oregon



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08/27/2007 11:22:37 AM

Fee: \$26.00

SPACE RE  
FC  
RECORD

Benjamin C. Piper

1111 Main St

Klamath Falls OR 97601

Grantor's Name and Address

Winema LLC

1111 Main St

Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Winema LLC

1111 Main St

Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Winema LLC

1111 Main St.

Klamath Falls OR 97601

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Benjamin Piper

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Winema LLC

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

no exceptions

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Benjamin Piper

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 8-23-07

by Benjamin Piper

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_



Angela Garcia  
Notary Public for Oregon  
My commission expires June 3, 2011

Exhibit "A"

A parcel of land in the NE¼NE¼ of Section 32, and in the SE¼SE¼ of Section 29, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the most Southerly corner of Lot 6 in Block 3 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northwesterly at right angles to Main Street 120 feet; thence Southwesterly parallel with Main Street 50 feet; thence Southeasterly at right angles to Main Street 120 feet; thence Northeasterly along the Northerly line of Main Street, 50 feet to the point of beginning, excepting and reserving from the above described lands, the most Northerly 8 feet for an alley. (R-3809-029DD-06200-000)