

2008-000007

Klamath County, Oregon



00037817200800000070030036

01/02/2008 09:06:45 AM

Fee: \$31.00

After recording and  
send tax statements to:

Jerry Eiler  
Gazelle Investments, LLC  
520 Coachman Drive  
Jacksonville, OR 97530

### STATUTORY WARRANTY DEED

GAZELLE INVESTMENTS, an Oregon partnership, hereinafter called Grantor, conveys and warrants to GAZELLE INVESTMENTS LLC, an Oregon Limited Liability Company, hereinafter called Grantee, that certain real property situated in Klamath County, Oregon, and legally described as follows, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's successors and assigns forever.

The consideration for this conveyance consists of other property or value given or promised.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 SECTIONS 2, 3, AND 5 TO 22 OF THIS 2007 ACT (H.B. 3540). 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 SECTIONS 2, 3 AND 5 TO 22 OF THIS 2007 ACT (H.B. 3540).**

DATED this 19 day of December, 2007.

GAZELLE INVESTMENTS,  
an Oregon partnership

By: Barry Scott Peters  
Barry Scott Peters, Partner

By: Beth Peters, Partner  
Beth Peters, Partner

By: Jerry C. Eiler, Partner  
Jerry C. Eiler, Partner

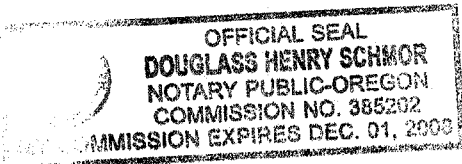
By: Ann Eiler, Partner  
Ann Eiler, Partner

STATE OF OREGON )

) ss.

County of Jackson )

On the 19 day of December, 2007, personally appeared the above-named Barry Scott Peters and Beth Peters, husband and wife, who being sworn stated that they are Partners in Gazelle Investments, an Oregon Partnership, and that they executed this instrument on behalf of said partnership by authority of its Partners.



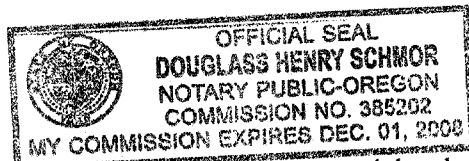
BEFORE ME:

Douglas Henry Schmor  
Notary Public for Oregon  
My Commission Expires: 12/01/08

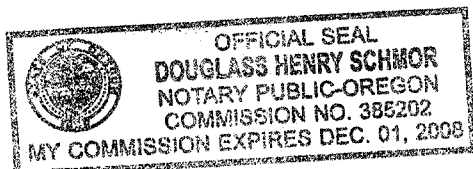
STATE OF OREGON )

) ss.

County of Jackson )



On the 19th day of December, 2007, personally appeared the above-named Jerry C. Eiler and Ann Eiler, husband and wife, who being sworn stated that they are Partners in Gazelle Investments, an Oregon Partnership, and that they executed this instrument on behalf of said partnership by authority of its Partners.



BEFORE ME:

Douglas Henry Schmor  
Notary Public for Oregon  
My Commission Expires: 12/01/08

H:\Schmor\2007\Old System\Real Estate\deeds\Warranty\Gazelle Investments LLC\Gazelle partnership to Gazelle LLC-2007 Oak St-Klamath deed.wpd

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Lots 12B, 13A, 13B, 13C, 14A, 14B, 15A, 15B, 15C, 16A and 16B, Block 3 of SUPPLEMENTAL PLAT OF RAILROAD 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.

**PARCEL II:**

The Western 25 feet of the Southern 112.3 feet and the Eastern 25 feet of the Southern 137.3 feet of Alley Lot "A" of Block 3 of SUPPLEMENTAL PLAT OF RAILROAD 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.

Tax Account No.:	3809-033BB-05000-000	Key No.:	414705
Tax Account No.:	3809-033BB-05903-000	Key No.:	885506
Tax Account No.:	3809-033BB-07000-000	Key No.:	414689
Tax Account No.:	3809-033BB-07100-000	Key No.:	414698