

2008-011947

Klamath County, Oregon



00052064200800119470030039

THIS SPACE

08/25/2008 03:02:06 PM

Fee: \$31.00



After recording return to:
Brandon Bowers & Nabil Taha
4810 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Brandon Bowers & Nabil Taha
4810 Shasta Way
Klamath Falls, OR 97603

File No.: () 2008-291
Date: August 25, 2008

STATUTORY QUITCLAIM DEED

Brandon Bowers, as to an undivided 1/2 interest and Nabil Taha as to an undivided 1/2 interest, as tenants in common, Grantor, releases and quitclaims to **41 Main LLC**, all rights and interest in and to the following described real property:

See Attached Exhibit "A"

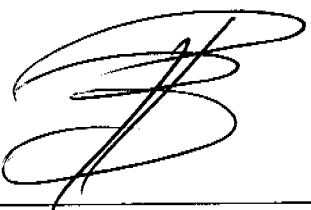
The true consideration for this conveyance is **\$Correcting Vesting**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of August, 2008.

F31-

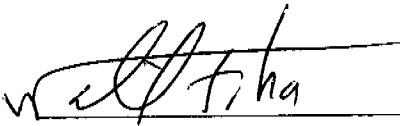
APN:



Statutory Quitclaim Deed
- continued

File No.: **7021-Dori (DMC)**
Date: **07/15/2008**

Brandon Bowers



Nabil Taha

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of August, 2008
by **Brandon Bowers and Nabil Taha**.



Notary Public for Oregon

My commission expires: 12-3-10



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