

NLC 82281-KR

THIS SPACE RE

2008-012767

Klamath County, Oregon



00053088200800127670020023

09/12/2008 01:47:05 PM

Fee: \$26.00

After recording return to:

JEMO, LLC, an Oregon limited liability company  
 Attention: Daymond Monteith 5089 Cherry Blossom Lane  
 Klamath Falls, OR 97601

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

JEMO, LLC, an Oregon limited liability company  
 Attention: Daymond Monteith 5089 Cherry Blossom Lane  
 Klamath Falls, OR 97601

Escrow No. MT82281-KR  
 Title No. 0082281  
 SWD

STATUTORY WARRANTY DEED

Barbara Ann Brown, Grantor(s) hereby convey and warrant to JEMO, LLC, an Oregon limited liability company, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

Trust Deed recorded April 10, 2007 in Volume 2007, page 00671, Microfilm Records of Klamath County, Oregon in favor of Sterling Savings Bank, as Beneficiary ; and Trust Deed recorded on May 1, 2007 in Volume 2007, page 007819, Microfilm Records of Klamath County, Oregon in favor of Sterling Savings Bank, as Beneficiary. The above named Grantees DO NOT agree to assume not pay the above described encumbrances and the Grantor named herein agrees to hold the Grantees harmless therefrom.

The true and actual consideration for this conveyance is \$400,000.00.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 9th day of September, 2008

*Barbara Ann Brown*  
 Barbara Ann Brown

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on Sept. 9, 2008 by Barbara Ann Brown.



*Kristi L. Redd*  
 (Notary Public for Oregon)  
 My commission expires 11/16/2011

26 Amt

EXHIBIT "A"  
LEGAL DESCRIPTION

The W1/2 W1/2 W1/2 W1/2 in Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of Highway No. 140. EXCEPT Right of Way for Highways, Railroads and U. S. R. S. Canal as presently located thereon.

The E1/2 E1/2 E1/2 E1/2 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of Highway No. 140. EXCEPT a small tract described as follows: Starting at a point on the Northeast right of way line of the Klamath Falls-Lakeview Highway 400 feet South of the Northeast corner of the NE1/4 SE1/4 of said section 16; thence North along the Section line common to Sections 15 and 16 a distance of 400 feet; thence West along the line common to the NE1/4 and SE1/4 of said Section 16 a distance of 123 feet; thence South 310 feet to said right of way line of said Klamath Falls-Lakeview Highway; thence Southeasterly along said right of way line to the point of beginning.