

2008-015680

Klamath County, Oregon



00056582200800156800020029

11/21/2008 01:39:35 PM

Fee: \$26.00

111783810

AFTER RECORDING RETURN TO:

Irving Potter
Josselson & Potter
425 NW 10th, Suite 306
Portland, Oregon 97209

**UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:**

Irving Potter
Josselson & Potter
425 NW 10th, Suite 306
Portland, Oregon 97209

STATUTORY WARRANTY DEED

WASHBURN II, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Blackstone Properties LLC, an Oregon limited liability company, the following described real property free of encumbrances except encumbrances shown of record as of November 15, 2008, situated in Klamath County, Oregon:

AN UNDIVIDED ONE HALF INTEREST IN THE REAL PROPERTY DESCRIBED ON
EXHIBIT "A" ATTACHED HERETO

The true consideration for this conveyance is \$0, however, the actual consideration consists of other consideration given.

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 105.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS, 207.

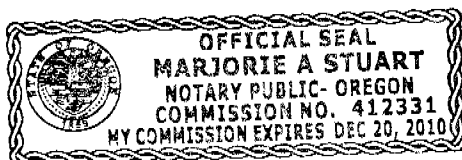
November 20, 2008.

WASHBURN II, LLC

BY [Signature]

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 20, by Randall Simonson as manager of Washburn II, LLC.



[Signature]
Notary Public for Oregon
My Commission expires 12/20/10

26 HKT

Exhibit A

Parcel 1 of Land Partition 18-06, said Land Partition being a replat of Parcel 3 of Land Partition 34-04, said Land Partition being situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access and parking as created by instrument recorded May 2, 2003 in Volume M03, page 29119, Microfilm Records of Klamath County, Oregon.

Washburn II LLC to Blackstone Properties LLC