

2008-015681

Klamath County, Oregon



00056583200800156810020026

11/21/2008 01:40:09 PM

Fee: \$26.00

MT83810

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

Randall Simonson doing business as Commercial Redevelopment Co., an Oregon Assumed Business Name, 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.

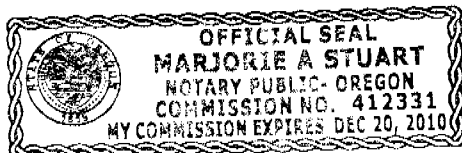
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Randall Simonson

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on November 20, by Randall Simonson.



Notary Public for Oregon
My Commission expires 12/20/10

24 NOV

Exhibit A

Parcel 2 of Land Partition 18-06 being a replat of Parcel 3 of Land Partition 34-04, situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Randall Simonson to Blackstone Properties LLC