

2008-016141

Klamath County, Oregon



00057138200800161410050058



After recording return to:
DWF Park and Utilities, LLC
557 East Thompson Blvd.
Ventura, CA 93001

Until a change is requested all tax statements
shall be sent to the following address:
DWF Park and Utilities, LLC
557 East Thompson Blvd.
Ventura, CA 93001

File No.: 7021-1311835 (DMC)
Date: December 04, 2008

THIS SPACE

12/05/2008 03:41:49 PM

Fee: \$41.00

STATUTORY WARRANTY DEED

LK Investments, L.L.C., A Washginton Limited Liability Company as to Parcels 1,2,3 and 5 and Aegis Round Lake Sewer Company, L.L.C. as to Parcel 4., Grantor, conveys and warrants to **DWF Park and Utilities, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

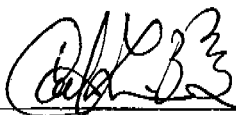
The true consideration for this conveyance is **\$1,600,000.00**. (Here comply with requirements of ORS 93.030)

F41-

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 4th day of Dec., 2008.

LK Investments, LLC, A Washington Limited
Liability Company



By: Carol Lin, Managing Member

Aegis Round Lake Sewer Company, LLC



By: Carol Lin, Managing Member

STATE OF WASHINGTON)
)ss.
County of King →

This instrument was acknowledged before me on this 4th day of December, 2008
by Carol Lin as Managing Member of LK Investments, LLC, A Washington Limited Liability Company and
Aegis Round Lake Sewer Company LLC, on behalf of the LLCs.

Notary Public
State of Washington
TAYLOR E MERCER
MY COMMISSION EXPIRES
May 02, 2011

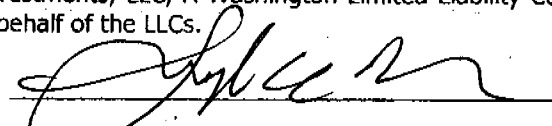

Notary Public for Taylor E. Mercer
My commission expires: May 02, 2011

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

The S ½ of the SW ¼ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

Parts of Lot 3 in the SW ¼ and the SE ¼ of the SW ¼ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest section corner of said Section 7; thence North along the West line of said Section a distance of 1091.7 feet to a 1 ¼" iron pipe 30 inches long; thence South 46°30' East a distance of 425.0 feet to a 1 ¼" iron pipe 30 inches long; thence South 73°30' East a distance of 831.0 feet to a 1 ¼" iron pipe 30 inches long; thence North 88° East a distance of 691.7 feet to a 1 ¼" iron pipe 30 inches long; thence South 83°30' East a distance of 367.2 feet to a 1 ¼" iron pipe 30 inches long; thence South 8°30' East a distance of 90.8 feet to a 1 ¼" iron pipe 30 inches long; thence South 30°30' East a distance of 67.7 feet to a _" iron pipe 36 inches long; thence South 54°30' East a distance of 140.0 feet to a 1 ¼" iron pipe 30 inches long; thence North 81° East a distance of 80.8 feet to a _" iron pipe 40 inches long; thence South 72°30' East a distance of 101.40 feet to a 1 ¼" iron pipe 30 inches long; thence North 77°30' East, a distance of 147.8 feet, more or less to a 1 ¼" iron pipe 30 inches long, located at the East line of the SE ¼ of the SW ¼ of said Section; thence South along the East line of the SE ¼ of the SW ¼ of said Section, a distance of 365.0 feet, more or less, to the quarter corner on the South line of said Section 7; thence West along the South line of said Section, a distance of 2640.0 feet, more or less to the point of beginning.

Parcel 2:

That portion of the S ½ of the SE ¼ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Southeast section corner of said Section 7; thence West along the South line of said Section, a distance of 540 feet to the point of beginning; thence North a distance of 150 feet; thence West a distance of 200 feet; thence South, a distance of 150 feet; thence East along the South line of said Section, a distance of 200 feet to the point of beginning.

Parcel 3:

That portion of the S ½ of the SE ¼ of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast section corner of Section 7; thence West along the South line of said Section, a distance of 540 feet to the point of beginning; thence North a distance of 150 feet; thence West a distance of 200 feet; thence South, a distance of 150 feet; thence East along the South line of said Section, a distance of 200 feet to the point of beginning.

Parcel 4:

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said parcel from which the Southeast corner of the N 1/2 of said Section 7 bears South 43°53'53" East, 1866.65 feet; thence South 89°48'22" West 820.00 feet; thence North 00°11'38" West 810.00 feet; thence North 89°48'22" East 820.00 feet; thence South 00°11'38" East 810.00 feet to the point of beginning.

TOGETHER WITH a road easement for ingress and egress, 30.00 feet in width lying 15.0 feet on either side of the following described property centerline:

Beginning at a point on the South line of the N 1/2 of said Section 7 from which the Southeast corner of said N 1/2 of Section 7 bears South 89°55'26" East along said South line 1657.00 feet; thence North 00°04'34" East, 111.55 feet; thence North 13°40'47" East, 1114.75 feet; thence North 22°41'59" East 160.48 feet to a point on the South line of the above described parcel from which the Southeast corner of the above described parcel bears North 89°48'22" East 37.00 feet.

Parcel 5:

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 of said Section 7; thence South 00°07'28" East along the East line of said Section 7, 661.00 feet; thence leaving said East Section line North 89°55'26" West, 180.00 feet to the point of beginning for this description; thence continuing North 89°55'26" West 30.00 feet; thence South 00°02'05" West, 369.38 feet; thence South 80°18'57" East 94.30 feet; thence South 47.62 feet; thence East 71.40 feet; thence North 05°36'02" East, 15.07 feet to a point hereinafter referred to as point "A"; thence continuing North 05°36'02" East, 50.03 feet; thence North 80°18'57" West, 142.73 feet; thence North 00°02'05" East, 344.03 feet to the point of beginning. EXCEPTING THEREFROM the Northerly 3.14 feet.

TOGETHER WITH a parcel of land 20.00 feet in width lying 10.00 feet on either side of the following centerline:

Beginning at a point "A" as established in the above description; thence South 89°07'21" East, 35.25 feet; thence South 00°07'28" East parallel to but 10.00 feet Westerly of the East line of said Section 7, 250 feet, more or less, to the South line of the N 1/2 of the SE 1/4 of said Section 7 and the terminus of this description.

APN: R706891

Statutory Warranty Deed
- continued

File No.: 7021-1311835 (DMC)
Date: 12/04/2008

Also together with an access easement from Cory R Brunelle and Shelly Brunelle to LK Investments LLC for access from Round Lake RD, recorded August 29, 2006 in Volume 2006 Page 17351, Records of Klamath County, Oregon.