

NOT 84795-KR

THIS SPACE IS

2009-004978

Klamath County, Oregon



04/09/2009 03:18:37 PM

Fee: \$26.00

After recording return to:

City of Klamath Falls

Attention Rick Whitlock 500 Main Street

Klamath Falls, OR 97601

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

City of Klamath Falls

Attention Rick Whitlock 500 Main Street

Klamath Falls, OR 97601

Escrow No. MT84795-KR

Title No. 0084795

SWD

STATUTORY WARRANTY DEED

41 Main LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to **City of Klamath Falls**, 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 ATTACHED EXHIBIT "A"

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:

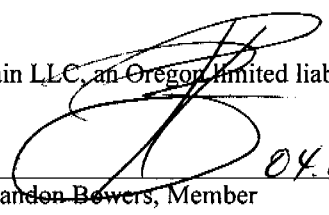
The true and actual consideration for this conveyance is **\$199,900.00**.

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 April, 2009.

41 Main LLC, an Oregon limited liability company

X BY:


Brandon Bowers, Member

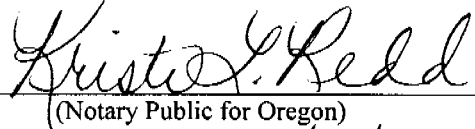
04.08.09

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 9, 2009 by Brandon Bowers as Member for 41 Main LLC, an Oregon limited liability company.




(Notary Public for Oregon)

My commission expires 11/16/2011

26amt

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

The West 40 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 E1/2 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 E1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property.

PARCEL 2:

Lot 1 and the Easterly 20 feet of Lot 2, Block 23, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.