

NTC 13916-9512

2009-006182
Klamath County, Oregon

High Valley Properties, a partnership, GRANTOR
Southtowne Commerce Center, an Oregon LLC, GRANTEE



05/05/2009 11:45:06 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:
Michael J. Bragg
1211 SW Fifth Ave., Suite 1100
Portland, OR 97204

Until a change is requested, all tax
statements shall be sent to Grantee at
the following address:
2795 Anderson, Suite 101
Klamath Falls, OR 97603

WARRANTY DEED - STATUTORY FORM

High Valley Properties, a Partnership, Grantor, conveys and warrants to Southtowne Commerce Center, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

See Exhibit "A" attached hereto and incorporated herein

The property is free from encumbrances, except those of record.

The true consideration for this conveyance is the capital contribution by grantee ; 0\$. (Comply with the requirements of ORS 933.030).

Dated this 24 day of April, 2009

GRANTOR:

Neal L. Eberlein, partner

Alan W. Eberlein, partner

Susan K. Eberlein, partner

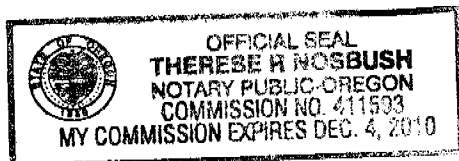
Carol L. Eberlein, partner

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 215.00, 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.

STATE OF OREGON, County of Multnomah ss. April 24, 2009

This instrument was acknowledged before me on April 24, 2009, by Neal L. Eberlein, Alan W. Eberlein, Susan K. Eberlein and Carol L. Eberlein as the partners of High Valley Properties, a partnership.

Before me:



Notary Public for Oregon
My Commission Expires: 12/4/10

26 Amt

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Lots 33 and 34 of Altamont Ranch Tracts, according to the official plat thereof on file in office of the County Clerk of Klamath County, Oregon.

EXCEPTING therefrom any portion thereof lying within the right of way of the Great Northern Railway Company.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded October 6, 1961 in Volume 333, page 67, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to James H. Bennington and Phyllis M. Bennington by Deed recorded November 22, 1967 in Volume M67, page 9035, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded December 29, 1989 in Volume M89, page 25118 and re-recorded January 18, 1990 in Volume M90, page 1214, Microfilm Records of Klamath County, Oregon.

Parcel 2:

A tract of land situated in Lots 33 and 34, of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way of Anderson Avenue from which the Southeast corner of Lot 33 bears South 0°06' East 10.0 feet and South 88°46' East 306.5 feet distant; thence North 88°46' West along the said Northerly right of way of said Anderson Avenue and parallel to the South line of said Lots 33 and 34, 306.5 feet to the Easterly right of way of Washburn Way as described in Volume 333, page 67, Deed Records of Klamath County, Oregon; thence North 0°06' West along said right of way of Washburn Way 355.3 feet; thence South 88°46' East 306.5 feet; thence South 0°06' East 355.3 feet more or less, to the point of beginning.

EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded October 6, 1961 in Volume 333, page 67, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded December 29, 1989 in Volume M89, page 25118 and re-recorded January 18, 1990 in Volume M90, page 1214, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded July 8, 1996 in Volume M96, page 20151, Microfilm Records of Klamath County, Oregon.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.