

NTC 84212-KR

2009-006803

Klamath County, Oregon



00066088200900068030030032

05/14/2009 03:29:29 PM

Fee: \$31.00

After recording, return to:  
Oregon Institute of Technology  
Attention: William R. Nettles, V.P. Finance  
3201 Campus Drive  
Klamath Falls, OR 97601

Until a change is requested,  
Tax Statements should be sent to:  
OIT Atten: Bob Nettles, VP  
3201 Campus Drive  
Klamath Falls, OR 97601

**WARRANTY DEED**  
(ORS 93.850)

**JBO Properties, LLC**, an Oregon limited liability company, Grantor, conveys and warrants to the **State of Oregon**, acting by and through the Oregon University System, on behalf of the Oregon Institute of Technology, Grantee, the following described real property, together with all improvements thereupon:

Parcel 2 of Land Partition 3-09 situated in the S1/2 of Section 17,  
Township 38 South, Range 9 East of the Willamette Meridian,  
filed May 8, 2009 in the office of the County Recorder of Klamath  
County, Oregon,

free of encumbrances except easements, encumbrances, restrictions and conditions of record, and such other encumbrances as are specifically set forth herein (none).

The true consideration for this conveyance is \$1,500,000.00.

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.

3/amt

Dated this 12th day of May, 2009.

JBO PROPERTIES, LLC

\* By: John O'Connor  
John O'Connor  
Its: Member

\* By: Rhonda G. O'Connor  
Rhonda G. O'Connor  
Its: Member

STATE OF OREGON )  
 ) ss:  
COUNTY OF KLAMATH )

This instrument was acknowledged before me on May 11, 2009, by John O'Connor as Member of JBO Properties, LLC, an Oregon limited liability company.



Kristi L. Redd  
Notary Public for Oregon  
My Commission Expires: 11/16/2011

STATE OF OREGON )  
 ) ss:  
COUNTY OF KLAMATH )

This instrument was acknowledged before me on May 11, 2009, by Rhonda G. O'Connor as Member of JBO Properties, LLC, an Oregon limited liability company.



Kristi L. Redd  
Notary Public for Oregon  
My Commission Expires: 11/16/2011

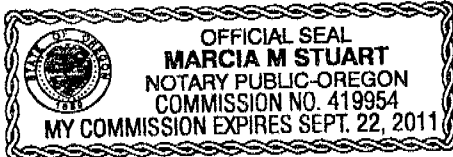
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ACCEPTED by the State of Oregon acting through the Oregon University System

By: *Paul Kelly, Jr.*  
Paul Kelly, Jr.  
As: President

STATE of OREGON )  
COUNTY of Jane ) ss:

This instrument was acknowledged before me on May 7, 2009, by Paul Kelly, Jr., as President of the Oregon University System.



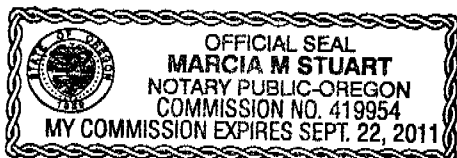
*Marcia M Stuart*  
Notary Public for Oregon  
My Commission Expires:

ACCEPTED by the State of Oregon acting through the Oregon University System

By: *Ryan Hagemann*  
Ryan Hagemann  
As: Board Secretary

STATE of OREGON )  
COUNTY of Jane ) ss:

This instrument was acknowledged before me on May 7, 2009, by Ryan Hagemann, as ~~Associate~~ Board Secretary of the Oregon University System.



*Marcia M Stuart*  
Notary Public for Oregon  
My Commission Expires: