

2009-010420

Klamath County, Oregon

After Recording, Return to:

Derek Simmons
East Broadway, Suite 200
Eugene, Oregon 97401-3114



00070409200900104200040040

07/31/2009 03:39:56 PM

Fee: \$36.00

Until a Change is Requested,
Mail Tax Statements To:

Advantage Consolidated, LLC
442 SW Umatilla Ave., #200
Redmond, Oregon 97756
Attn: R. Mike Shirtcliff, D.M.D.
Escrow # 24876
Title # 02066693

SPECIAL WARRANTY DEED
(2530 Shasta Way, Klamath Falls, OR 97601)

Hayden Brothers Investments, LLC, an Oregon limited liability company ("Grantor"), conveys and specially warrants to Advantage Consolidated, LLC, an Oregon limited liability company ("Grantee"), the following-described real property (the "Property"), free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See **Exhibit A** attached hereto and by this reference made a part hereof.

The Property is encumbered by all those items of record, if any, as of the date of this deed, including any non-delinquent real property taxes due but not yet payable.

The true and actual consideration for this conveyance stated in dollars is other property or other value 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

1 - SPECIAL WARRANTY DEED - ORS 93.855

N:\F - J\Hayden Dental, Inc. 16579-1\Advantage Transaction 16579-4\CLOSING DOCUMENTS\Deeds\Special Warranty Deed (K-Falls).doc

36-A

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.

IN WITNESS WHEREOF, Grantor has executed this instrument intending it to be effective on August 1, 2009.

GRANTOR:

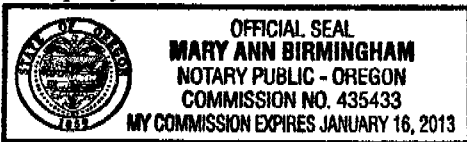
Hayden Brothers Investments, LLC

By: [Signature]
C. Ross Hayden, D.D.S., Manager

By: _____
Matthew J. Hayden, D.D.S., Manager

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on July 27, 2009, by C. Ross Hayden, D.D.S., Manager of Hayden Brothers Investments, LLC, an Oregon limited liability company.



Mary Ann Birmingham
Notary Public for Oregon
My Commission Expires: 1-16-13

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on _____, 2009, by Matthew J. Hayden, D.D.S., Manager of Hayden Brothers Investments, LLC, an Oregon limited liability company.

Notary Public for _____
My Commission Expires: _____

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.

IN WITNESS WHEREOF, Grantor has executed this instrument intending it to be effective on August 1, 2009.

GRANTOR:

Hayden Brothers Investments, LLC

By: _____
C. Ross Hayden, D.D.S., Manager

By: *Matthew J. Hayden*
Matthew J. Hayden, D.D.S., Manager

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on _____, 2009, by C. Ross Hayden, D.D.S., Manager of Hayden Brothers Investments, LLC, an Oregon limited liability company.

Notary Public for _____
My Commission Expires: _____

STATE OF OREGON)
) ss.
COUNTY OF ~~LANE~~ UMATILLA)

This instrument was acknowledged before me on 7-24, 2009, by Matthew J. Hayden, D.D.S., Manager of Hayden Brothers Investments, LLC, an Oregon limited liability company.



Tia Hays
Notary Public for Oregon
My Commission Expires: 6-23-10

Exhibit A

Lots 13, 14, 15 and the West 1/2 of Lot 16 in Block 1, SIXTH STREET ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE: CODE: 001 MAP: 3909-004AA TL: 00200 KEY: 530456