

2009-011867  
Klamath County, Oregon



00072161200900118670030038

09/04/2009 08:58:07 AM

Fee: \$31.00

**After Recording Return To:**

Francis Hansen & Martin LLP  
1148 NW Hill Street  
Bend, OR 97701

Until a change is requested, all  
tax statements shall be sent to:

JSW Properties LLC  
64682 Cook Avenue, #99  
Bend, OR 97701

**WARRANTY DEED**

JOHN K. WILLIAMS and SANDRA J. WILLIAMS, husband and wife, Grantors, convey and warrant to JSW PROPERTIES LLC, an Oregon limited liability company, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

*See attached Exhibit "A"*


***SUBJECT TO: Encumbrances of record.***

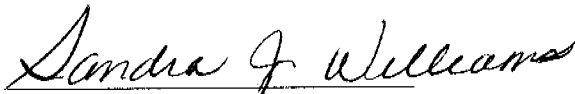
No consideration is given for this conveyance.

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 28<sup>th</sup> day of August, 2009.

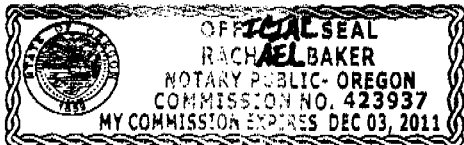
**GRANTOR:**

  
JOHN K. WILLIAMS

  
SANDRA J. WILLIAMS

STATE OF OREGON     )  
                                  ) ss.  
County of Deschutes     )

On this 28<sup>th</sup> day of August, 2009, personally appeared before me the above-named JOHN K. WILLIAMS and acknowledged the foregoing instrument to be his voluntary act.



Rachael Baker  
Notary Public for Oregon

STATE OF OREGON     )  
                                  ) ss.  
County of Deschutes     )

On this 28<sup>th</sup> day of August, 2009, personally appeared before me the above-named SANDRA J. WILLIAMS and acknowledged the foregoing instrument to be her voluntary act.



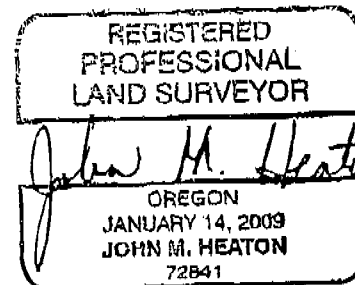
Rachael Baker  
Notary Public for Oregon

JOHN HEATON P.L.S.

**TRU SURVEYING, INC. LINE**2333 SUMMERS LANE  
KLAMATH FALLS, OREGON 97603  
PHONE: (541) 884-3691AUGUST 13, 2009  
LEGAL DESCRIPTIONLEGAL DESCRIPTION OF A PORTION OF THE NE1/4 SE1/4 OF SECTION 17, T28S, R8EWM,  
KLAMATH COUNTY OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE C-E 1/16 CORNER OF SAID SECTION 17, THENCE S89°45'23"E, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 17, 423.52 FEET TO A POINT ON THE WEST LINE OF THE EASEMENT DESCRIBED IN DEED VOLUME M69, PAGE 4745, THENCE ALONG THE WEST LINE OF SAID DEED VOLUME, S13°06'41"E 112.73 FEET AND S20°45'37"E 125.22 FEET TO A POINT WHERE THE WEST LINE OF SAID DEED VOLUME INTERSECTS THE EAST LINE OF THE 20' WIDE ROADWAY DESCRIBED IN DEED VOLUME M70, PAGE 9353, THENCE, ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID DEED VOLUME M70, PAGE 9353, S00°51'14"E 49.75 FEET, S13°32'28"W 84.49 FEET, S36°54'47"W 80.33 FEET, S64°30'00"W 125.57 FEET, S76°53'03"W 96.29 FEET, AND N86°18'54"W 222.64 FEET TO A POINT ON THE WEST LINE OF THE NE1/4 SE1/4 OF SAID SECTION 17, THENCE N00°21'57"E, ALONG SAID WEST LINE, 486.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5.09 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 4856 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

JOHN M. HEATON P.L.S. 72841



RENEWAL DATE: 6-30-11

Tru-Line Surveying, Inc. • 2333 Summers Lane, Klamath Falls, OR. 97603  
Fax: (541) 882-3790  
www.trulinekf.com

EXHIBIT

A

1 OF 1