



00072162200900118680020028

09/04/2009 08:59:07 AM

Fee: \$26.00

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, Grantor, conveys and warrants 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.

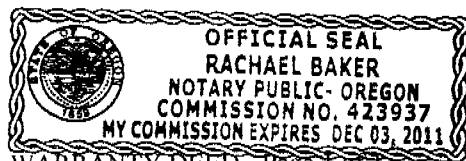
DATED this 28th day of August, 2009.

GRANTOR:


JOHN K. WILLIAMS

STATE OF OREGON)
) ss.
County of Deschutes)

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



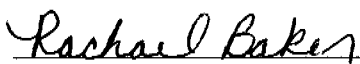

Notary Public for Oregon

EXHIBIT A

LEGAL DESCRIPTION:

That portion of Lots 28 and 29, Midland Tracts, lying between the Easterly right of way line of the Southern Pacific Railroad and the Westerly right of way line of the State Highway, in the County of Klamath, State of Oregon.

Saving and Excepting from said premises a strip of land forty feet wide off the North line of Lot 29 and off the North line of that portion of Lot 28 of said Midland Tracts lying East of the California Northeastern right of way heretofore deeded to Klamath County for a public road.

Also savings exception that portion deeded to State of Oregon, by and through its Department of Transportation, Highway Division, in Volume M92 page 27548 and Volume M92 page 27899, Deed records of Klamath County, Oregon.