

2010-000558

Klamath County, Oregon

After Recording Return to:
CLARK COUNTY TITLE COMPANY
1400 WASHINGTON STREET
VANCOUVER, WA 98660



00078066201000005580030036

01/15/2010 03:27:36 PM

Fee: \$47.00

Until a change is requested all tax statements
Shall be sent to the following address:
FRANKLIN IRA LLC
ATE 67212

STATUTORY WARRANTY DEED

2305 COLUMBIA BUILDING, LLC A WASHINGTON LIMITED LIABILITY COMPANY herein called grantor, convey(s) and warrant(s) to FRANKLIN IRA LLC, A WASHINGTON LIMITED LIABILITY COMPANY, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

LOT 17, BLOCK 1, BLEY-WAS HEIGHTS, ACCORDING TO THE OFFICAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT # 00400 KEY 407713

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$ 10.00**

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

ATE 47

**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: [DECEMBER 28, 2009]

2305 COLUMBIA BUILDING LLC

BY: WILLIAM A. BEHRENS, MEMBER



STATE OF WASHINGTON, County of [CLARK]) ss.

NOTARY ACKNOWLEDGES ATTACHED

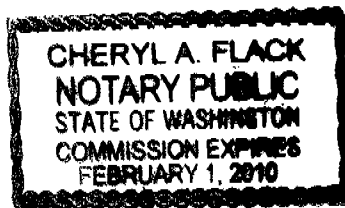
Before me: _____
Notary Public for WASHINGTON
My commission expires: _____

Official Seal

STATE OF WASHINGTON }
COUNTY OF CLARK }ss

I certify that I know or have satisfactory evidence that WILLIAM A. BEHRENS areis the persons who appeared before me, and said persons acknowledged that theyheshe signed this instrument, on oath stated that theyheshe areis authorized to execute the instrument and acknowledge it as the MANAGER of 2305 COLUMBIA BUILDING LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: *Jan 13, 2010*



Cheryl A. Flack

Cheryl A. Flack
Notary Public in and for the State of Washington
Residing in Vancouver
My appointment expires: *2/1/2010*