

WTC 87105-SH

2010-002711

Klamath County, Oregon



THIS SPACE



02/26/2010 03:25:22 PM

Fee: \$47.00

After recording return to:

ROBERT M. REED

PO BOX 1322

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

ROBERT M. REED

PO BOX 1322

KLAMATH FALLS, OR 97601

Escrow No. MT87105-SH

Title No. 0087105

SWD-EM r.012910

STATUTORY WARRANTY DEED

BM2W LLC, an Oregon Limited Liability Company and SCOTT A. WISE, Grantor(s) hereby convey and warrant to ROBERT M. REED and JACQUELINE M. REED, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 34, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$140,000.00.



47amt

Page 2 - Statutory Warranty Deed (EM) - Signature / Notary page
Ref: MT87105-SH

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 22nd day of February, 2010

BM2W LLC

BY:

DAVID C. BOALS, MEMBER

MICHAEL MCCULLOCH, MEMBER

Signed in counterpart
SCOTT A. WISE

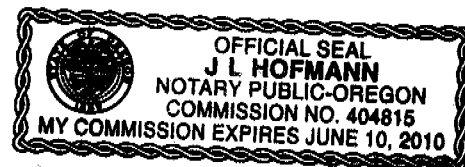
State of Oregon

County of Jackson

This instrument was acknowledged before me on Feb. 22, 2010 by David C. Boals Member of BM2W LLC.

J. L. Hofmann
(Notary Public for Oregon)

My commission expires 6-10-2010



State of Oregon

County of Jackson

This instrument was acknowledged before me on Feb. 22, 2010 by Michael McCulloch as Member of BM2W LLC.

J. L. Hofmann
(Notary Public for Oregon)

My commission expires 6-10-2010



State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2010 by Scott A. Wise.

(Notary Public for Oregon)

My commission expires _____

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 22 day of FEBRUARY, 2010.

BM2W LLC

BY:

Signed in counterpart
DAVID C. BOALS, MEMBER

Signed in counterpart
MICHAEL MCCULLOCH, MEMBER

SCOTT A. WISE

State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2010 by David C. Boals Member of BM2W LLC.

(Notary Public for Oregon)

My commission expires _____

State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2010 by Michael McCulloch as Member of BM2W LLC.

(Notary Public for Oregon)

My commission expires _____

State of Oregon

County of Josephine

This instrument was acknowledged before me on February 22, 2010 by Scott A. Wise.

Vanessa Blacksmith
(Notary Public for Oregon)

My commission expires 12/12/2010

