

WARRANTY DEED

GRANTOR'S NAME AND ADDRESS:

Jon D. Murphy and Maryn M. Murphy
3488 N. Roxy Drive
Medford, OR 97504

GRANTEE'S NAME AND ADDRESS:

J & M Rental, LLC
3488 N. Roxy Drive
Medford, OR 97504

AFTER RECORDING RETURN TO:

Allen G. Drescher, P.C.
PO Box 760
Ashland, OR 97520

SEND TAX STATEMENTS TO:

J & M Rental, LLC
3488 N. Roxy Drive
Medford, OR 97504

2010-005167

Klamath County, Oregon



00083427201000051670010011

05/03/2010 08:43:42 AM

Fee: \$37.00

Jon D. Murphy and Maryn M. Murphy, as tenants by the entirety, Grantors, convey and warrant to J & M Rental, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

The North 45 feet of the West 60 feet of Lot 2, and the South 2 1/2 feet of the West 60 feet of Lot 1 in Block 1 of Fairview Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

[Commonly known as 1345 Worden Avenue, Klamath Falls, Oregon.]

The property is free from encumbrances, except those of record.

The true consideration for this conveyance stated in terms of dollars is None. However, the actual consideration consists of other value given or promised which is the whole consideration.

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.

Date: April 28, 2010.

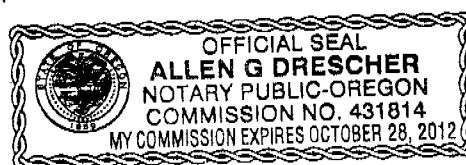
Jon D. Murphy

Date: 4-28, 2010.

Maryn M. Murphy

STATE OF OREGON)
County of Jackson) ss

The foregoing Warranty Deed was acknowledged before me on APRIL 28, 2010 by Jon D. Murphy and Maryn M. Murphy.



Notary Public for Oregon
My commission expires: 10.28.12