



2010-005772

Klamath County, Oregon

THIS SP/



05/12/2010 11:41:35 AM

Fee: \$52.00

After recording return to:

Bari Kay McCoubrey

4423 Winter Avenue

Klamath Falls, OR 97603

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

Bari Kay McCoubrey

4423 Winter Avenue

Klamath Falls, OR 97603

Escrow No. MT87600-MS

Title No. 0087600

STATUTORY WARRANTY DEED

BM2W LLC, an Oregon limited liability company and **Scott A. Wise**, Grantor(s) hereby convey and warrant to **Bari Kay McCoubrey**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$132,500.00**.

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, 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.

52pmf

Dated this 10 day of MAY, 2010

BM2W LLC, an Oregon limited liability company

BY: David C. Boals

David C. Boals, Member

BY: Michael McCulloch

Michael McCulloch, Member

Scott A. Wise, Individually

*David C. Boals and Michael McCulloch as
members of

State of Oregon

County of ~~CLATSOP~~ JACKSON

This instrument was acknowledged before me on May 10, 2010 by BM2W LLC, an Oregon limited liability company and Scott A. Wise.



Melanie V. Smith
(Notary Public for Oregon)

My commission expires 12/14/2011

Dated this 10TH day of MAY, 2010

BM2W LLC, an Oregon limited liability company

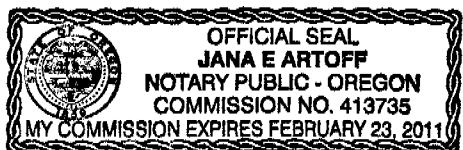
BY: _____
David C. Boals, Member

BY: _____
Michael McCulloch, Member

SAW
Scott A. Wise, Individually

State of Oregon
County of ~~Klamath~~ Josephine

This instrument was acknowledged before me on May 10, 2010 by ~~BM2W LLC, an Oregon limited liability company and~~ BM2W LLC, an Oregon limited liability company and Scott A. Wise.



Jana E. Artoff
(Notary Public for Oregon)
My commission expires 2-23-11

LEGAL DESCRIPTION

"EXHIBIT A"

A tract of land described as follows:

Beginning at a point which lies North 1°12' West a distance of 331.4 feet along the section line, and North 88°57' East a distance of 814.5 feet from the iron axel which marks the 1/4 section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence continuing North 88°57' East a distance of 67.5 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88°58' West along the North line of the S1/2 SW1/4 NW1/4 of Section 11 a distance of 67.5 feet to an iron pin; thence South 1°12' East a distance of 331.4 feet, more or less to the point of beginning, being in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within Winter Avenue.