

WTC 87284



2010-006118

Klamath County, Oregon



00084498201000061180020022

05/19/2010 03:19:19 PM

Fee: \$42.00

After recording return to:
KLH/KMY Investments LLC
Attn: Kevin Hayes
14320 SW 141st Ave.
Tigard, OR 97224

Until a change is requested, all tax statements shall be sent
to the following address:
KLH/KMY Investments LLC
Attn: Kevin Hayes
14320 SW 141st Ave.
Tigard, OR 97224

STATUTORY WARRANTY DEED

Williams Downing LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to KLH/KMY Investments LLC, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" for legal description
Tax Account No. 3909-010CB-00400-000

This property is free of encumbrances, EXCEPT:
Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$47,500.00
The consideration paid herein has been paid to an Accommodator pursuant to an IRC 1031 Exchange.

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 21 day of April, 2010

Williams Downing LLC

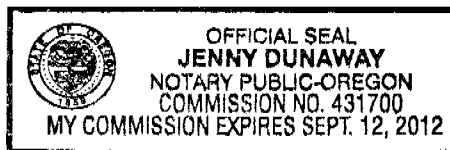
BY: [Signature]
ITS: Managing Member

STATE OF OREGON
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 21st day of April, 2010 by Ty Downing as the Managing Member of Williams Downing LLC, an Oregon Limited Liability Company on its behalf.

[Signature]
Notary Public State of Oregon
My commission expires: 9-12-2012

Order No. 07g0395065



LAWYERS TITLE INS. CORP. 3760395065X

42bml

EXHIBIT "A"

Legal Description:

Beginning on the point of the Southerly line of Laverne Avenue 180 feet Westerly from the intersection of said line with the Westerly right of way line of the Great Northern Railway; thence running Westerly along the Southerly line to Laverne Avenue 60 feet; then Southerly at right angles to Laverne Avenue 200 feet; thence Easterly parallel to Laverne Avenue 60 feet; thence Northerly 200 feet to the place of beginning, being a portion of TRACT 9 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.