

**2010-008954**

**Klamath County, Oregon**



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**After recording return to:**

07/29/2010 08:24:32 AM

Fee: \$42.00

Heather A. Kmetz  
Sussman Shank LLP  
1000 SW Broadway, Suite 1400  
Portland, OR 97205-3089

**Send all tax statements to:**

714 Main, LLC  
3036 Front Street  
Klamath Falls, OR 97601

### **WARRANTY DEED**

Sally R. Bailo, Trustee of the Sally R. Bailo Revocable Trust, u/a dated 12/01/00 as amended and restated, Grantor, conveys and warrants to 714 Main, LLC, an Oregon limited liability company, Grantee, all of Grantor's right title and interest to the real property commonly known as 714 Main Street, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

The West 40 feet of the North 118 feet of Lot 6 Block 39 of the Original Town of Linkville, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. And that portion of vacated alley which inured thereto by Ordinance #5210 recorded May 22, 1961 in Volume 329 page 641, Deed records of Klamath County, Oregon.

Assessor's Parcel No. 414055

Grantor warrants that the property is free from all encumbrances except encumbrances of record or ascertainable from viewing the property excluding, however, any for which coverage for the liability and obligations of Grantor or Grantee under the warranties contained herein or provided by law is available to Grantor under any title insurance policy, and any real property taxes a lien not yet payable.

The true and actual consideration for this transfer is \$-0-. However, the actual consideration consists of or includes other property or 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, 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.

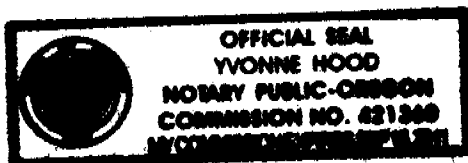
DATED this 21<sup>st</sup> day of July, 2010.

GRANTOR:

Sally R. Bailo TTEE  
Sally R. Bailo, Trustee of the Sally R. Bailo  
Revocable Trust

STATE OF OREGON )  
County of Klamath ) ss.

This instrument was acknowledged before me on July 21<sup>st</sup>, 2010  
by Sally R. Bailo, Trustee of the Sally R. Bailo Revocable Trust.



Yvonne Hood  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Sept 16, 2011

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