

2010-009681

Klamath County, Oregon



00088754201000096810030033



After recording return to:  
Ricky L. Hollenbeak  
PO Box 1256  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Ricky L. Hollenbeak  
PO Box 1256  
Chiloquin, OR 97624

File No.: 7021-1610133 (TM)  
Date: August 09, 2010

THIS SPACE

08/16/2010 11:50:08 AM

Fee: \$47.00

18-1610133  
**STATUTORY WARRANTY DEED**

**California Union Properties, LLC, a California Limited Liability Company**, Grantor, conveys and warrants to **Ricky L. Hollenbeak**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2010-2011** Taxes, a lien not yet payable.
2. 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 **\$59,950.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12th day of August, 2010

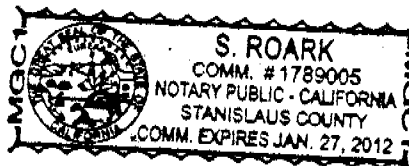
California Union Properties, LLC, a California  
Limited Liability Company

  
By: Ken David Elving, Manager

STATE OF California )  
~~Oregon~~ ) ss.  
County of Klamath Stanislaus )

This instrument was acknowledged before me on this 12 day of August, 2010  
by Ken David Elving as Manager of California Union Properties, LLC, a California Limited Liability  
Company, on behalf of the limited liability company.

S. Roark  
Notary Public for Oregon California  
My commission expires: 1-27-2012



APN: R797212

Statutory Warranty Deed  
- continued

File No.: 7021-1610133 (TM)  
Date: 08/09/2010

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land located in Block 3 of HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Hessig Street 165.34 feet South 00°01'23" West from the original Northwest corner of Block 3, HESSIG ADDITION TO FORT KLAMATH; running thence East 143.50 feet; thence South 00°01'23" West 50.00 feet; thence East 78.50 feet; thence South 00°01'23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along said right of way line; North 00°01'23" East 80.00 feet to the point of beginning.