

NOT 88805

FILE 7238 019
MAP 10B-21-17

2010-012270
Klamath County, Oregon



00091797201000122700070070

10/18/2010 03:48:42 PM

Fee: \$67.00

WARRANTY DEED

INTERNATIONAL CAPITAL, LLC, an Oregon limited liability company which acquired title as INTERNATIONAL CAPITAL, LLC, Grantor, for the true and actual consideration of \$42,500 does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the property described on **Exhibit "A" dated 4/13/2010**, attached hereto and by this reference made a part hereof.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of said property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the same from all lawful claims whatsoever, except as stated herein.

RETURN TO AND TAX STATEMENT TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
355 CAPITOL STREET NE, ROOM 420
SALEM OR 97301-3871

Map and Tax Lot #: 36-14-34DB 01800

Property Address:

W. H. H. H.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

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.

The statement above is required by law to be included in this instrument. PLEASE NOTE: the property described in this instrument is not a "lot" or "parcel" as defined in ORS 92.010 or 215.010. Nevertheless, the property is a legally created unit of land as described in ORS 92.010 (8) (d) or (e).

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

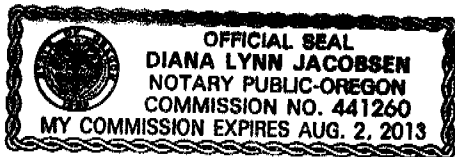
Dated this 20th day of September, 2010.

INTERNATIONAL CAPITAL, LLC, an Oregon
limited liability company which acquired title as
INTERNATIONAL CAPITAL, LLC

Irving Eisenstein
Irving Eisenstein, member

STATE OF OREGON, County of Jackson

Dated September 20, 2010. Personally appeared, and signed before me by, the above named
Irving Eisenstein, member of International Capital, LLC, an Oregon limited liability company, who acknowledged the
foregoing instrument to be his voluntary act. Before me:



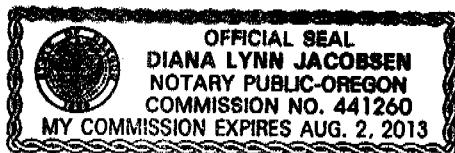
Diana Jacobsen
Notary Public for Oregon
My Commission expires 8/2/2013


INTERNATIONAL CAPITAL, LLC, an Oregon
limited liability company which acquired title as
INTERNATIONAL CAPITAL, LLC


Ray West, member

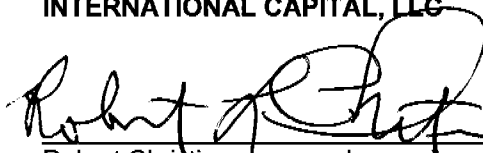
STATE OF OREGON, County of Jackson

Dated September 20, 20 10. Personally appeared, and signed before me by, the above named
Ray West, member of International Capital, LLC, an Oregon limited liability company, who acknowledged the foregoing
instrument to be his voluntary act. Before me:




Notary Public for Oregon
My Commission expires 8/2/2013

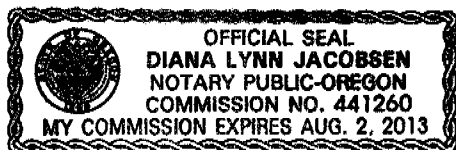
INTERNATIONAL CAPITAL, LLC, an Oregon
limited liability company which acquired title as
INTERNATIONAL CAPITAL, LLC



Robert Christiansen, member


Sandra Christiansen, member

STATE OF OREGON, County of Jackson

Dated September 20, 20 10. Personally appeared, and signed before me by, the above named
Robert Christiansen and Sandra Christiansen, members of International Capital, LLC, an Oregon limited liability
company, who acknowledged the foregoing instrument to be their voluntary act. Before me:




Notary Public for Oregon
My Commission expires 8/2/2013

INTERNATIONAL CAPITAL, LLC, an Oregon
limited liability company which acquired title as
INTERNATIONAL CAPITAL, LLC

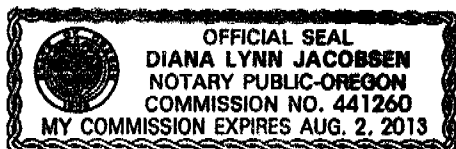
By: CLYDE ALVIN SEVERSON TRUST, its
member

By: Clyde Severson
Clyde Severson, Trustee

By: Susan Severson
Susan Severson, Trustee

STATE OF OREGON, County of Jackson

Dated September 20, 20 10. Personally appeared the above named Clyde Severson and
Susan Severson, Trustees of the Clyde Alvin Severson Trust as members of International Capital, LLC an Oregon
limited liability company, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Diana Jacobsen
Notary Public for Oregon
My Commission expires 8/2/2013

Accepted on behalf of the Oregon Department of Transportation

[Signature]

FEE

A parcel of land lying in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East, W.M., Klamath County, Oregon and being all of that property designated as Parcel 4 and described as a portion of Lot J of NORTH BLY in that Statutory Bargain and Sale Deed to International Capital LLC, recorded July 31, 2007 in Book 2007 Page 013595, Klamath County Record of Deeds.

This parcel of land contains 2.15 acres, more or less.