

NR 88532

2010-012410

Klamath County, Oregon



00091946201000124100020028

10/20/2010 03:21:08 PM

Fee: \$42.00

GRANTOR'S NAME:

Joseph W. Green

GRANTEE'S NAME:

Bydand Investors, LLC, a Florida Limited Liability Company

SEND TAX STATEMENTS TO:

Bydand Investors, LLC, a Florida Limited Liability Company  
4711 Hwy 39  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Bydand Investors, LLC, a Florida Limited Liability Company  
4711 Hwy 39  
Klamath Falls, OR 97603

Escrow No: 3626032993LMC-TTPOR36

TitleNo: 0088532

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joseph W. Green, Grantor, conveys and warrants to Bydand Investors, LLC, a Florida Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Legal Description 'Exhibit A'

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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 TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$529,255.25. (See ORS 93.030)

DATED: 10/19/10

Joseph W. Green

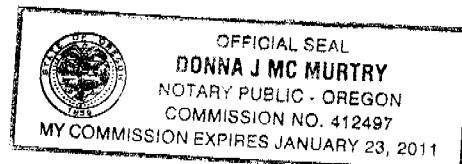
State of OREGON

COUNTY of Washington

This instrument was acknowledged before me on October 19th, 2010

by Joseph W. Green.

Donna J. Murtry, Notary Public - State of Oregon  
My commission expires: January 23, 2011



42 Amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following describes real property in Klamath County, Oregon:

A parcel of land lying in the East 1/2 of SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at an iron pin which lies North 0°51' West along the 40 line a distance of 462.3 feet and North 89°09' East a distance of 262.2 feet and South 46°09' East a distance of 657.8 feet from the iron axle which marks the Southwest corner of the NE1/4 SW1/4 of Section 1; and running thence continuing South 46°09' East a distance of 352.1 feet to an iron pin which lies on the Northwestern right of way line of the Enterprise Irrigation Canal; thence North 11°21' East along the Northwestern right of way line of the Enterprise Canal a distance of 337.4 feet to an iron pin; thence continuing along the Northwestern right of way line of the Enterprise Irrigation Canal North 60°21' East a distance of 103.3 feet to an iron pin on the Klamath Falls-Lakeview Highway Southerly right of way line of 30 feet at right angles from its center; thence North 46°09' West along the above mentioned highway right of way line a distance of 200 feet to an iron pin; thence South 43°51' West a distance of 384 feet more or less to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded in Volume M71, at page 10194 and re-recorded in Volume M71 at page 11031, Microfilm Records of Klamath County, Oregon.