

1st 1654125



Evergreen
Land Title Company

2010-013573

Klamath County, Oregon

After recording return to: (Name, Address, Zip)
Evergreen Land Title Company
1651 Centennial Boulevard
Springfield, OR 97477



00093321201000135730010016

Until requested otherwise, send all tax statements to:

JON L. SULLIVAN, TRUSTEE of the SULLIVAN
JOINT TRUST
PO Box 41404
Eugene, OR 97404

11/24/2010 02:42:13 PM

Fee: \$37.00

ORDER NO. 10-3594
TAX ACCOUNT NO. R168491
MAP NO. R2708-021CB-02300

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

MEHTA PROPERTIES, LLC., Grantor, conveys and warrants to JON L. SULLIVAN, TRUSTEE of the SULLIVAN JOINT TRUST, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Lane County, State of Oregon, to wit:

THE SOUTH 90 FEET OF LOT 7 AND THE WEST 10 FEET OF THE SOUTH 90 FEET OF LOT 8, BLOCK 2, CHEMULT TOGETHER WITH THAT PORTION OF THE VACATED ALLEY INURED THERETO, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN EASEMENT FOR WATER LINE PURPOSES, DATED AUGUST 16, 1968, RECORDED AUGUST 28, 1968 IN VOLUME M68 PAGE 7738, DEED RECORDS OF KLAMATH COUNTY, OREGON AND DATED AUGUST 16, 1968 RECORDED AUGUST 30, 1968 IN VOLUME M68 PAGE 7910, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record, and existing Lease recorded April 10, 1995, Volume M85, Page 8910, Records of Klamath County, Oregon (101 Second Street, Chemult OR 97731)

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 195.306 TO 195.336 AND SECTIONS 6 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 865, 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 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 865, OREGON LAWS 2009.

The true and actual consideration for this conveyance is \$125,000.00. (Here, comply with the requirements of ORS 93.030.)

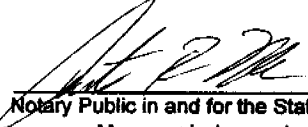
Dated this November 19, 2010


MEHTA PROPERTIES, LLC.

State of Washington
County of King

The foregoing instrument was acknowledged before me this 21st day of November, 2010, by Vivek Mehta who being by me duly sworn did say that he/she is the Member of MEHTA PROPERTIES, LLC., on behalf of the limited liability corporation.




Notary Public in and for the State of Washington
My commission expires: 2-19-2012