

WJL 87104
SPECIAL WARRANTY DEED

LaMinora Properties Inc.

to

Gary W. Hanson and Laurie J. Hanson, Trustees of the
Gary and Laurie Hanson Living Trust dated July 3, 1997,
Restated November 30, 2006

2011-000538

Klamath County, Oregon



00095413201100005380030031

01/14/2011 03:44:42 PM

Fee: \$47.00

SEND ALL TAX STATEMENTS TO:

Gary Hanson and Laurie Hanson
131 Murray Loop
Toledo, OR 97391

AFTER RECORDING, RETURN TO:

Gary Hanson and Laurie Hanson
131 Murray Loop
Toledo, OR 97391

SPECIAL WARRANTY DEED - Statutory Form

LaMinora Properties Inc., a Delaware corporation, Grantor, conveys and specially warrants to Gary W. Hanson and Laurie J. Hanson, Trustees of the Gary and Laurie Hanson Living Trust dated July 3, 1997, restated November 30, 2006, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Klamath County, Oregon:

See attached Exhibit A.

The exceptions, if any, to the covenants of this deed are:

See attached Exhibit B.

The true consideration for this conveyance is \$100,000.00.

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 THE 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 13th day of January, 2011.

LAMINORA PROPERTIES INC.

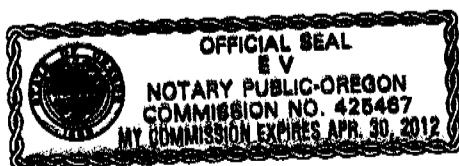
By Mark Skillman
Mark Skillman, Its Authorized Agent

STATE OF OREGON

County of Jackson) ss

On 1/13/2011, 2011, personally appeared Mark Skillman, who, being first duly sworn, did say that he is the Authorized Agent of LaMinora Properties Inc., a corporation, and that said instrument was signed on behalf of said company by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:



NOTARY PUBLIC FOR OREGON

Comm Expires 4/30/2012

47104

EXHIBIT A

Legal Description

The SW¹/₄ SE¹/₄; the E¹/₂ SW¹/₄; the SE¹/₄ NW¹/₄ of Section 18, Township 38 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT B

SUBJECT TO:

1. All taxes, assessments and similar charges for the current property tax year and all subsequent years; and all taxes, assessments and similar charges related to farm or forest deferral status.
2. Any and all laws, ordinances, rules, regulations and other legal requirements of any planning and/or zoning board or commission or any other governmental entity or authority.
3. Any and all riparian rights of others in and to any creeks, rivers, lakes, streams, swamps, ponds and other bodies of water located on or adjoining the Property or any part thereof.
4. Any and all claims of the sovereign or any other person or entity with respect to portions of the Property which border or are under any body of water.
5. Any and all matters which would be disclosed by a current survey or inspection of the Property, including but not limited to easements in view, encroachments and boundary line questions.
6. Any and all prior reservations, conveyances, grants or leases of minerals of whatever kind or character (including, without limitation, oil, gas, coal, lignite, clay, sand, gravel, rock, aggregate and other minerals) located in, on or under the Property or any part thereof and all rights and easements with respect to the exploration, mining, drilling, extraction, removal and production of such minerals.
7. Any and all cemeteries on the Property and any and all road, railroad, utility, pipeline, drainage, flowage, access or other easements or rights of way affecting the Property.
8. Any and all access related exceptions or any loss or claim due to lack of access to any portion of the Property.
9. All matters of record affecting the Property.
10. Any other matters affecting title to the Property which do not have a material, adverse effect on the value or the use of the Property for the growing and harvesting of timber.
11. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Forest Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
12. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements, of Klamath Lake Timber.
13. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
14. Reservation of oil, gas and minerals, subject to the terms and provisions thereof; dated April 23, 2007, recorded April 30, 2007 as Instrument No. 2007-007727, Microfilm Records of Klamath County, Oregon.
15. Possible lack of right of access to and from the land.