

1st 1577842

2011-005395

Klamath County, Oregon



00101152201100053950020025

05/02/2011 03:01:19 PM

Fee: \$42.00



After recording return to:
Quadgroup, LLC
c/o Brad Aspell, 122 South 5th Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Quadgroup, LLC
c/o Brad Aspell, 122 South 5th Street
Klamath Falls, OR 97601

File No.: 7021-1577842 (TM)
Date: August 05, 2010

THIS SPACE R

STATUTORY WARRANTY DEED

Daniel G. Brown and Elouise Brown, Trustees of the Daniel G. Brown Trust U.T.A.D. December 20, 1990, as to an undivided fifty percent (50%) interest, and to Elouise Brown and Daniel G. Brown, Trustees of the Elouise Brown Trust U.T.A.D. December 20, 1990, as to an undivided fifty percent (50%) interest as tenant in common, Grantor, conveys and warrants to Quadgroup, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

PARCEL 1 OF MINOR LAND PARTITION NO. 61-91, RECORDED IN RECORDS OF THE KLAMATH COUNTY CLERK, LOCATED IN THE NE 1/4 SW 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. LESS THE SOUTH 5 FEET DEEDED TO KLAMATH COUNTY, A POLITICAL SUBDIVISION.

Subject to:

1. 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 **\$400,000.00**. (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 6 day of April, 2011.

Daniel G. Brown Trust

Daniel G. Brown
Daniel G. Brown, Trustee

Elouise Brown
Elouise Brown, Trustee

Elouise Brown Trust

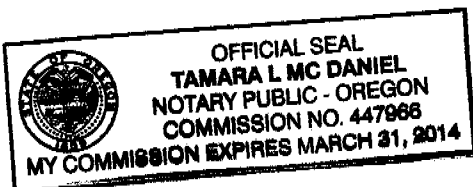
Elouise Brown
Elouise Brown, Trustee

Daniel G. Brown
Daniel G. Brown, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

~~by as of Daniel G. Brown Trust, on behalf of the~~ This instrument was acknowledged before me on this 6 day of April, 2011

TUCS



Notary Public for Oregon
My commission expires: 3/31/14

*** by Daniel G. Brown and Elouise Brown as Trustees
of the Daniel G. Brown Trust and as Trustees of
the Elouise Brown Trust