

1st 1715334

2011-08842

Klamath County, Oregon



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08/01/2011 03:42:59 PM

Fee: \$42.00



THIS SPACE

After recording return to:  
Beacon Hill Land LLC  
2105 NW 135th Avenue  
Portland, OR 97229

Until a change is requested all tax statements  
shall be sent to the following address:  
Beacon Hill Land LLC  
2105 NW 135th Avenue  
Portland, OR 97229

File No.: 7021-1715334 (ALF)  
Date: May 13, 2011

### STATUTORY WARRANTY DEED

**Nash Properties LLC**, Grantor, conveys and warrants to **Beacon Hill Land LLC an Oregon Limited Liability Comapny**, 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:

**A portion of the SW 1/4 of the NW 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the North line of LaVerne Street, said point being 660.00 feet East along the North line of said LaVerne Street from the East line of Washburn Way; thence continuing East along the North line of LaVerne Street 200.0 feet; thence North parallel to Washburn Way 227.0 feet; thence West parallel to LaVerne Street 200 feet; thence South parallel to Washburn Way 227.0 feet, to the point of beginning.**

**Subject to:**

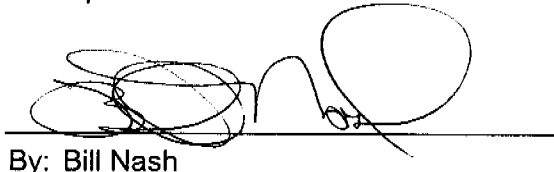
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2011/2012 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$489,250.00**. (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 28 day of July, 2011.

Nash Properties LLC



By: Bill Nash

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28 day of July, 2011  
by Bill Nash as of Nash Properties LLC, on behalf of the

  
Notary Public for Oregon  
My commission expires: 12-3-14

