



THIS SPA

2011-008950

Klamath County, Oregon



00105526201100089500020024

08/03/2011 03:16:29 PM

Fee: \$42.00

After recording return to:

RMR Group, LLC, an Oregon Limited
Liability Company

5456 Liberty Avenue

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:RMR Group, LLC, an Oregon Limited
Liability Company

5456 Liberty Avenue

Klamath Falls, OR 97603

Escrow No. MT90889-KR

Title No. 0090889

SWD1 r.041111

STATUTORY WARRANTY DEED**Chris Rookstool, Jack Rookstool and Walt Moden,**



Grantor(s), hereby convey and warrant to

RMR Group, LLC, an Oregon Limited Liability Company,Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION THAT IS MADE A PART HEREOF BY THIS REFERENCE**The true and actual consideration for this conveyance is **\$1.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2011-2012 Real Property Taxes a lien not yet due and payable; and Trust Deed dated October 6, 2008, and recorded on October 15, 2008 in 2008-014152, Microfilm Records of Klamath County, Oregon in favor of Gee, Mah and Mah, a General Partnership who subsequently assigned their interest to Harry Doo Gee and Joanne Bik Gee, Co-Trustees of the Gee Family Revocable Declaration of Trust, Steve Lai F. Mah and Temujin K.F. Mah, each as to an undivided 1/3 interest, as tenants in common, as Beneficiary. The above named Grantees hereby agree to assume and pay in full the 2011-2012 Real Property Taxes and balance due on Trust Deed described above.

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.

Dated this **15th** day of **July**, 2011.
Chris Rookstool
Walt Moden
Jack RookstoolState of Oregon
County of **KLAMATH**This instrument was acknowledged before me on Aug. 2, 2011 by Chris Rookstool, Jack Rookstool and Walt Moden.
(Notary Public for Oregon)
My commission expires 11/16/2011

42pmf

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The East 35 feet of Lot 10 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by Deed Volume 146, page 51, Deed Records of Klamath County, Oregon.

PARCEL 2:

Lots 11 and 12 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 158, page 407, Deed Records of Klamath County, Oregon.

(Legal Description Continued)

PARCEL 3:

Lot 13 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 184, page 167, Deed Records of Klamath County, Oregon.