



THIS SPA

2011-009111

Klamath County, Oregon



08/08/2011 03:21:45 PM

Fee: \$42.00

After recording return to:

Lithia Real Estate, Inc., an Oregon
corporation

360 E. Jackson Street

Medford, OR 97501

Until a change is requested all tax statements
shall be sent to the following address:

Lithia Real Estate, Inc., an Oregon
corporation

360 E. Jackson Street

Medford, OR 97501

Escrow No. MT90857-KR

Title No. 0090857

SWD1 r.041111

STATUTORY WARRANTY DEED

Deyco Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

Lithia Real Estate, Inc., an Oregon corporation,

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"

The true and actual consideration for this conveyance is **\$4,000,000.00**.

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.

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 8th day of Aug, 2011.

Deyco Inc., an Oregon corporation

BY: [Signature]
John W. Dey, Secretary

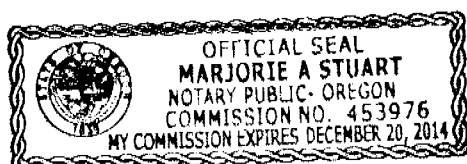
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 8/8, 2011 by John W. Dey, as Secretary for Deyco Inc., an Oregon corporation.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/14



42PMT

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Parcel 1 of Land Partition 30-03, being a replat of Parcel 1 of Land Partition 22-00 in the SW 1/4 SW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Lot 4 in Block 5 of TRACT 1080 WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.