

2011-010451
Klamath County, Oregon



09/16/2011 11:06:02 AM

Fee: \$37.00

After recording return to:
KVB, LLC, an Oregon limited liability
company dba Klamath Valley Botanicals,
LLC
P.O. Box 7362
Klamath Falls, OR 97602

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

KVB, LLC, an Oregon limited liability
company dba Klamath Valley Botanicals,
LLC
P.O. Box 7362
Klamath Falls, OR 97602

Title No. 0083092

STATUTORY WARRANTY DEED

Oregon Algae, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to KVB, LLC, an Oregon limited liability company, dba Klamath Valley Botanicals, LLC, Grantee(s) the following described real property in the County of KLAMATH and the State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1:

That portion of the NE 1/4 SW 1/4 of Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County Oregon more particularly described as follows:

Beginning at the Northwest corner of Modoc Point, a platted subdivision in Klamath County, Oregon; thence South 05° 32' East 583.77 feet; thence West 93.22 feet; thence North 01° 06' 15" East to the South right of way line of Highway 427; thence Easterly along the South right of way line of Highway 427 to the North Boundary of Modoc Point, a platted subdivision in Klamath County, Oregon; thence West along the North boundary of Modoc Point, a platted subdivision in Klamath County, Oregon to the point of beginning.

PARCEL 2:

Lots 45 and 46 of MODOC POINT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is \$60,000.

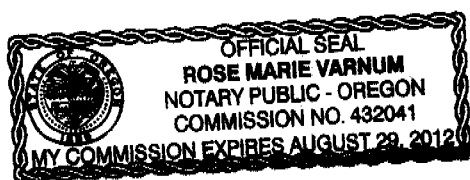
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Dated this 22 day of August, 2011.

William Shannon Hamilton

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 22, 2011 by William Shannon Hamilton.



Rose Marie Varum
(Notary Public for Oregon)

My Commission expires August 29, 2012