

WTC 91491-KR

THIS SPA

2011-011291

Klamath County, Oregon



00108439201100112910020028

10/11/2011 11:18:56 AM

Fee: \$42.00

After recording return to:

KBQ, LLC, an Oregon limited liability company

2450 NE Mary Rose Place, Suite 200

Bend, OR 97701

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

KBQ, LLC, an Oregon limited liability company

2450 NE Mary Rose Place, Suite 200

Bend, OR 97701

Escrow No. MT91491-KR

Title No. 0091491

SWDI r.041111

STATUTORY WARRANTY DEED

South Central Enterprises, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

KBQ, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$500,000.00**.

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 30 day of September, 2011.

South Central Enterprises, LLC, an Oregon limited liability company

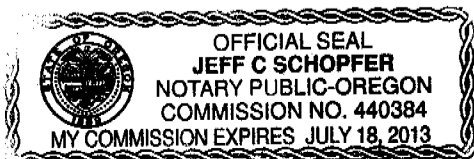
X BY: [Signature]
Robert T. Quinn, II, Member

X BY: [Signature]
Lillian Quinn, Member

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on Sept. 30, 2011 by Robert T. Quinn, II and Lillian Quinn, Members of South Central Enterprises, LLC, an Oregon limited liability company.



(Notary Public for Oregon)

My commission expires 7/18/13

420mce

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of Tract 1163, CAMPUS VIEW, described as follows:

Beginning at a 1 1/4 inch axle which is the Northwest corner of the SE1/4 of the NW1/4 of said Section 20; thence South 89°09'56" East 371.47 feet to a 6 by 6 inch concrete monument with metal cap which is the Southwest corner of the Oregon Institute of Technology Campus as the same appears on Record Survey No. 708 in the office of the County Surveyor of Klamath County, Oregon; thence South 89°10'29" East on the South line of said Oregon Institute of Technology Campus boundary 347.94 feet to a 5/8 inch iron pin; thence South 02°42'18" West 373.88 feet to a 5/8 inch iron pin; thence Northwesterly 217.28 feet along the arc of a curve to the right through a central angle of 07°59'24" and a radius of 1,588.11 feet from a tangent bearing of North 68°59'23" West to a 5/8 inch iron pin; thence South 29°00'01" West 60.00 feet to a 5/8 inch iron pin; thence Southeasterly 30.81 feet along the arc of a curve to the right through a central angle of 88°15'03" and a radius of 20.00 feet, tangent to a bearing of South 16°52'28" East the chord of which bears South 16°52'28" East 27.85 feet, to a 5/8 inch iron pin; thence Southerly 53.85 feet on the arc of a curve to the left, through a central angle of 24°37'25" and a radius of 125.29 feet, the chord of which bears South 14°56'21" West 53.43 feet to a 5/8 inch iron pin; thence South 02°37'39" West 40.00 feet to a 5/8 inch iron pin; thence North 87°22'21" West 200.00 feet to a 5/8 inch iron pin; thence South 02°37'39" West 58.03 feet to a 5/8 inch iron pin; thence North 89°13'34" West 272.76 feet to a 5/8 inch iron pin and the North-South centerline of the NW1/4 of said Section 20; thence North 00°46'26" East on the North-South centerline of Section 20, 508.00 feet to the Northwest corner of the SE1/4 of the NW1/4 of Section 20 and the point of beginning.