

1st 1775290

2012-000286

Klamath County, Oregon



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Klamath Falls Bailey, LLC
19300 Merridy St.
Northridge, CA 91324-1130

Grantor Address:
Klamath-Hilyard, LLC
c/o First American Title
405 NW 5th St, Ste A
Corvallis, OR 97330

File No.: 7101-1775290 (KZ)
Date: December 27, 2011

THIS SPACE



00112414201200002860020021

01/12/2012 11:26:02 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Klamath-Hilyard, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Klamath Falls Bailey, LLC, an Oregon limited liability company**, 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:

Parcels 2 and 3 of Land Partition 22-00 in the SW 1/4 of the SW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, as on file with the Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is **\$2,250,000.00**. (Here comply with requirements of ORS 93.030)

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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 4 day of JANUARY, 2012.

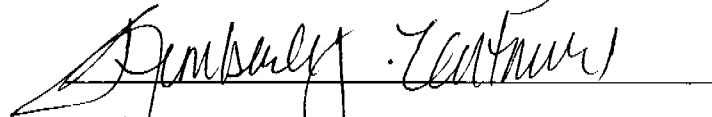
Klamath-Hilyard, LLC, an Oregon limited liability company



By: Darren Dickerhoof, Managing Member

STATE OF Oregon)
)ss.
County of Benton)

This instrument was acknowledged before me on this 4th day of January, 2012 at by Darren Dickerhoof as Managing Member of Klamath-Hilyard, LLC, on behalf of the limited liability company.



Notary Public for Oregon
My commission expires:

