

2012-002251

Klamath County, Oregon

After recording, please return to:

Stephen G. Jamieson.
2592 East Barnett Road
Medford, OR 97504



00114713201200022510010010

03/02/2012 08:33:43 AM

Fee: \$37.00

Until a change is requested, send tax statements to:

Gerald J. Bibler, Manager
Klamath Avenue LLC
1913 Fort Stockton Drive
San Diego, California 92103

STATUTORY WARRANTY DEED

GERALD J. BIBLER, *Grantor*, hereby conveys and warrants to KLAMATH AVENUE LLC, *Grantee*, the following described real property, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises:

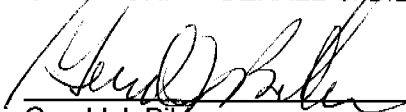
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 78 of KLAMATH ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$0.00.

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 will 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 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.

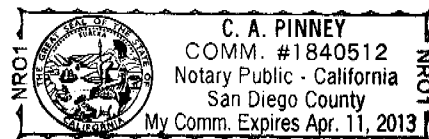
DATED this 23 day of February, 2012

GRANTOR: GERALD J. BIBLER



Gerald J. Bibler

STATE OF CALIFORNIA)
County of SAN DIEGO) ss.



The foregoing instrument was acknowledged before me this 23 day of FEBRUARY, 2012 by Gerald J. Bibler, *Grantor*.

WITNESS my hand and official seal.



My Commission Expires April 11, 2013

Notary Public