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2012-002793

Klamath County, Oregon

APN:

Statutory Special Warranty Deed
- continued



00115367201200027930040048

03/15/2012 11:39:53 AM

Fee: \$52.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Quail Park of Klamath Falls Phase II,
146 North Canal Street #220
Seattle, WA 98103

Grantor Address:
Willamette Property Holdings, LLC
2985 River Road South, Suite 6
Salem OR 97302

File No.: NCS-529692-OR1 (mk)
Date: March 13, 2012

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Willamette Property Holdings, LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to **Quail Park of Klamath Falls Phase II, LLC, a Washington limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT: See Exhibit "B" attached hereto and made a part hereof

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 **\$127,500.00**. (Here comply with requirements of ORS 93.030)

APN:

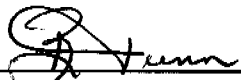
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- continued

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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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

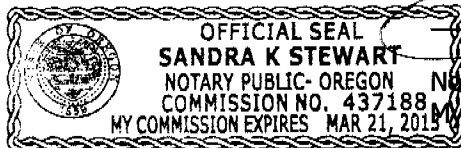
Dated this 14th day of March, 2012.

Willamette Property Holdings, LLC, an
Oregon limited liability company


By: Robert Dunn, Manager

STATE OF Oregon)
County of ~~Klamath~~ Deschutes) ss.

This instrument was acknowledged before me on this 14th day of March, 2012
by Robert Dunn as Manager of Willamette Property Holdings, LLC, on behalf of the limited liability
company.




Notary Public for Oregon
commission expires: 3/21/13

APN:

Statutory Special Warranty Deed
- continued

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Date: **03/13/2012**

EXHIBIT "A"

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 2 OF LAND PARTITION 62-00, SITUATE IN THE SE 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

LESS AND EXCEPT PROPERTY LINE ADJUSTMENT 13-11, DESCRIBED AS FOLLOWS:

A PORTION OF LAND SITUATED IN THE SE 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AS SHOWN BY CITY OF KLAMATH FALLS PROPERTY LINE ADJUSTMENT 13-11 MAP OF SURVEY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A 5/8 INCH IRON ROD FROM WHICH THE SOUTHWEST CORNER OF PARCEL 2 OF LAND PARTITION 62-00 BEARS S 15°02'53" E 320.94 FEET; THENCE N 15°02'53" W 45.31 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD; THENCE N 74°57'07" E 19.29 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD; THENCE S 15°02'53" E 45.31 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD; THENCE S 74°57'07" W 19.29 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON KLAMATH COUNTY LAND PARTITION 62-00.

Exhibit "B"

1. Easement, including terms and provisions contained therein:
Recording Information: Volume 88 Page 290, Deed Records of Klamath County, Oregon
In Favor of: The Pacific Telephone and Telegraph Company
For: Telephone line
2. Easement, including terms and provisions contained therein:
Recording Information: Volume 315 Page 236, Deed Records of Klamath County, Oregon
In Favor of: Beaver State Telephone Company
For: Telephone service
3. Easement, including terms and provisions contained therein:
Recording Information: Volume 355 Page 643, Deed Records of Klamath County, Oregon
In Favor of: Presbyterian Intercommunity Hospital
For: Water-line easement
4. Easement, including terms and provisions contained therein:
Recording Information: Volume M65 Page 1807, Records of Klamath County, Oregon
In Favor of: Oregon Water Corporation
For: Waterline
5. Access and Utility Easements, as disclosed on Partition 62-00, filed in Klamath County, Oregon.
6. Restrictions shown on the recorded plat/partition of Land Partition 62-00.
7. Easement, including terms and provisions contained therein:
Recording Information: October 7, 2011 in 2011-11193, records of Klamath County, Oregon
In Favor of: Willamette Property Holdings, LLC and PFRS Crystal Terrace
For: Perpetual Easement for Utilities and Access
Affects: Parcel 2 of LP 62-00