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2012-003175

Klamath County, Oregon



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03/27/2012 11:29:52 AM

Fee: \$47.00

Tax statements:

2933 Greensprings Drive LLC

2406 N. Lake Ave.

Altadena, CA 91001

After recording, please
return to:

American Eagle Title Insurance Company
410 North Walnut Avenue
Oklahoma City, OK 73104
Attn: Jennifer Johnson

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SPECIAL WARRANTY DEED

THAT PRO-BUILD REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company, as successor by merger to PBRE2 CORPORATION, a Delaware corporation ("Grantor"), of 82 Devonshire, R7A, Boston, MA 02109, in consideration of the amount of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto 2933 GREENSPRINGS DRIVE, LLC, an Oregon limited liability company ("Grantee"), of 2406 N. Lake Avenue, Altadena, CA 91001, the real property located in Klamath County, Oregon and described on Exhibit "A" attached hereto, together with all improvements thereon and all rights and appurtenances thereunto, less and except all interests in oil, gas, casinghead gas, distillate, coal, metallic ores, and other minerals therein, thereon, or thereunder, together with all rights, privileges and estates relating thereto, previously reserved or conveyed, and subject to all those certain easements, covenants, restrictions, and other matters of record, and warrant title to be free, clear, and discharged of and from all grants, claims, charges, taxes, judgments, mortgages, and other liens or encumbrances of any nature granted by Grantor, except for matters of record.

TO HAVE AND TO HOLD such property unto Grantee, Grantee's successors and assigns, forever.

EXECUTED and delivered this 1 day of December, 2011.

3/47

PRO-BUILD REAL ESTATE HOLDINGS, LLC,
a Delaware limited liability company, successor by
merger to PBRE2 CORPORATION, a Delaware
corporation

By: David Polishook

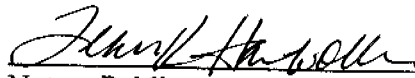
Name: David Polishook

Title: President

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STATE OF Colorado)
) ss.
COUNTY OF Denver)

Then personally appeared the above-named David Polishook and stated that he is a duly authorized President of PRO-BUILD REAL ESTATE HOLDINGS, LLC, a Delaware limited liability company, successor by merger to PBRE2 CORPORATION, a Delaware corporation ("Company") and acknowledged the foregoing to be his free act and deed and the free act and deed of said Company, before me,


Notary Public
My Commission Expires: 05/20/2015

LEANNE K. HARRIS-WOLLENWEBER
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 05/20/2015

EXHIBIT A

A Parcel of land situated in the NW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath Fall, Oregon, being more particularly described as follows:

Beginning at the northwest corner of Parcel 3 as described in Deed Volume 2007-002371 (on file at the Klamath County Clerks Office), from which the north one-quarter corner of said Section 8 bears North $48^{\circ}51'12''$ East, 2627.90 feet; thence along the northwesterly line of said Parcel 3, along the arc of a 2259.86 foot radius curve to the left, through a central angle of $03^{\circ}47'28''$ (the long chord of which bears North $43^{\circ}55'39''$ East, 149.50 feet) an arc distance of 149.53 feet; thence leaving said northwesterly line, South $03^{\circ}34'37''$ East, 119.35 feet; thence South $27^{\circ}31'49''$ East, 115.90 feet; thence South $37^{\circ}36'12''$ East, 251.38 feet to the northerly Right-of-Way line of the Southside Expressway; thence, along said northerly Right-of-Way line, North $87^{\circ}30'50''$ West, 197.22 feet to a point of an offset spiral; thence continuing along said northerly Right-of-Way line and along the chord of said offset spiral, North $87^{\circ}30'53''$ West, 1.44 feet; thence leaving said northerly Right-of-Way line and along the northwesterly line of Parcel 1 as described in said Deed Volume 2007-002371, North $44^{\circ}40'22''$ East, 127.08 feet to the southwest corner of Parcel 3; thence along the southwesterly line of said Parcel 3, North $44^{\circ}16'15''$ West, 299.40 feet to the point of beginning. Basis of Bearings is Record of Survey #7325, on file at the Klamath County Surveyors Office.

Containing 30,211 square feet.