

Returned to Counter

2012-004708

Klamath County, Oregon



00117653201200047080020029

05/04/2012 11:29:08 AM

Fee: \$42.00

After recording return to:

DONALD R. CRANE

Attorney at Law

37070 Highway 62

Chiloquin, OR 97624

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

SOS Properties *Attn: Kathy Bates*

*No Box 1684*

*Alturas, CA 96101*

### WARRANTY DEED

Edwin J. Clough III, Grantor, conveys and warrants to SOS Properties, a California Partnership, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 23, Block 19, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof as filed in the office of the County Clerk, Klamath County, Oregon.

ALSO that portion of the Northwest Quarter of the Southwest Quarter of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point 1136.5 feet South of the Southwest corner of Block 11 in Railroad Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat in the office of said Klamath County; thence East 150 feet to the right of way of the California Northeastern Railroad; thence South 150 feet to the North side of the County Road; thence North 55 degrees West along said County Road 183 feet; thence North 45 feet to the place of beginning.

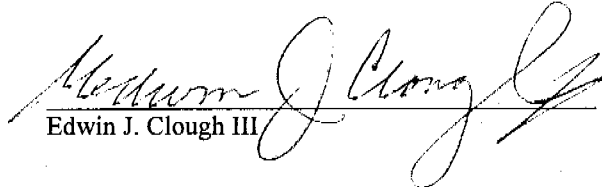
ALSO that portion of vacated South 6th Street more particularly described as follows: Beginning at a point where the East line of Spring Street in the City of Klamath Falls, Klamath County Oregon, intersects the Northerly line of South 6th Street, thence along the East line of Spring Street extended, Southerly to a point on the center line of South 6th Street, which line lies 30 feet Southerly, when measured at right angles to the Northerly line of South 6th Street; thence Southeasterly and parallel to the Northerly line South 6th Street to a point where it intersects the East line of Block 19, Second Railroad Addition extended; thence North along said extended East line of said Block 19 to the Northerly line of South 6th Street; thence Northwesterly along the Northerly line of South 6th Street to the point of beginning.

The true consideration for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

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

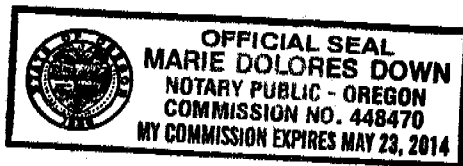
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED 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 4th day of May, 2012.

  
Edwin J. Clough III

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                    )

On this 4th day of May, 2012, personally appeared before me the above named Edwin J. Clough III and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public for Oregon  
My commission expires: 5-23-2014

Edwin J. Clough III,                     Grantor,  
to  
SOS Properties, a California Partnership,   Grantee.