

2012-005681
Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: South Valley Bank & Trust P. O. Box 5210 Klamath Falls, OR 97601
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05/25/2012 09:34:37 AM

Fee: \$42.00

- WARRANTY DEED -

INNSBRUCK RIDGE, LLC., an Oregon limited liability company, Grantor, whose address is 803 Main Street, Klamath Falls, OR 97601, conveys and warrants to South Valley Bank & Trust, an Oregon banking corporation, Grantee, whose address is P. O. Box 5210, Klamath Falls, OR 97601, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO AND EXCEPTING: None.

The true and actual consideration for this transfer is \$dissolution of limited liability company.

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 18 day of May, 2012.

INNSBRUCK RIDGE, LLC
By: South Valley Bank & Trust, Member

By: William E. Castle
William E. Castle, President

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me the above-named William E. Castle as President of South Valley Bank & Trust and acknowledged the foregoing instrument to be its voluntary act.

Dena C Hadwick
Notary Public for Oregon
My Commission expires: 7.22.12

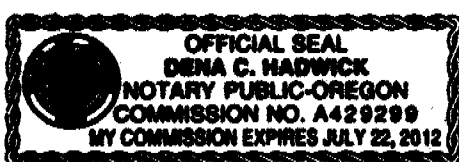


EXHIBIT "A"

Beginning at a point for the East-Northeast corner of Donation Land Claim No. 62, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point being on the boundary of Parcel No. 1 of Partition Plat recorded March 18, 2003 as Partition Plat No. P-14-2003 of "Record of Partition Plats" in said Jackson County, and filed as Survey No. 17700 in the Office of the Jackson County Surveyor, said point being the initial point of beginning; thence along the boundary of said Parcel No. 1, South 00° 07' 30" West 1539.10 feet to the most easterly southeast corner of said Parcel No. 1; thence along the southerly boundary of said Parcel No. 1, North 89° 51' 49" West 349.95 feet; thence South 00° 07' 48" West 90.06 feet; thence North 89° 53' 56" West 244.73 feet; thence South 48° 22' 20" West 140.54 feet; thence North 28° 09' 30" West 219.87 feet to a point for the most easterly corner of Lot 193 of FOREST RIDGE AT VISTA POINTE, PHASE 9, a subdivision, according to the Official Plat thereof, now of record in said Jackson County; thence along the easterly boundary of said subdivision North 47° 09' 48" West 21.32 feet; thence North 40° 53' 07" West 280.00 feet; thence North 49° 06' 53" East 260.00 feet to a point on the southeasterly boundary of FOREST RIDGE AT VISTA POINTE, PHASE 7, according to the Official Plat thereof, now of record in said Jackson County; thence along said boundary North 49° 06' 53" East 270.00 feet; thence North 39° 52' 57" East 141.75 feet; thence North 00° 07' 08" East 348.90 feet; thence North 26° 45' 06" West 127.02 feet; thence along the arc of a 265.00 foot radius curve to the left (the long chord to which bears North 53° 52' 14" East 86.72 feet) an arc distance of 87.11 feet; thence North 22° 57' 16" West 32.86 feet; thence North 41° 22' 41" West 178.55 feet; thence North 74° 41' 21" East 43.17 feet; thence North 58° 30' 18" East 25.61 feet; thence North 35° 29' 38" West 178.46 feet to a point on the boundary of the aforementioned Parcel No. 1 of Partition Plat No. P-14-2003; thence South 89° 48' 39" East along said boundary 671.77 feet to the INITIAL POINT OF BEGINNING.