



THIS SPACE R

2012-007791
Klamath County, Oregon



00121295201200077910020028

07/17/2012 03:21:04 PM

Fee: \$42.00

After recording return to:

S.O.S. Properties, a General Partnership

P.O. Box 1684

Alturas, CA 96101

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

S.O.S. Properties, a General Partnership

P.O. Box 1684

Alturas, CA 96101

Escrow No. MT93920-KR

Title No. 0093920

SWD1 r.020212

STATUTORY WARRANTY DEED

Klamath Publishing, LLC, a Washington limited liability company,

Grantor(s), hereby convey and warrant to

S.O.S. Properties, a General Partnership,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lots 1 and 2 in Block 4 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPT that portion described as follows:

Beginning at a point of the Southeasterly boundary of Lot 2 in Block 4 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, which point is 143.0 feet Northeasterly from the most Southerly corner of said Lot 2; thence Northwesterly along a line parallel to Pine Street, 32.0 feet, more or less, to the Southeasterly boundary of the U.S.R.S. main canal; thence Northeasterly along the Southeasterly boundary of said canal, 112.5 feet, more or less, to the Northeasterly corner of said Lot 2; thence Southeasterly along the Southeasterly line of said Lot 2, 107 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at a point of the Southeasterly boundary of Lot 2 in Block 4 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, which point is 143.0 feet Northeasterly from the most Southerly corner of said Lot 2; thence Northwesterly along a line parallel to Pine Street, 32.0 feet, more or less, to the Southeasterly boundary of the U.S.R.S. main canal; thence Northeasterly along the Southeasterly boundary of said canal, 112.5 feet, more or less, to the Northeasterly corner of said Lot 2; thence Southeasterly along the Southeasterly line of said Lot 2, 107 feet, more or less, to the point of beginning.

PARCEL 3:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Block 4 SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TOGETHER WITH the vacated alley by Ordinance No. 6180.

The true and actual consideration for this conveyance is **\$300,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2012-2013 Real Property Taxes a lien not yet due and payable.

425m

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 10th day of July, 2012.

Klamath Publishing, LLC, a Washington limited liability company

X BY: Heidi A. Wright
Heidi A. Wright, President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 10, 2012 by Heidi A. Wright, President of Klamath Publishing, LLC, a Washington limited liability company.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

