

AFTER RECORDING, RETURN TO:

Bonnie A Lam, Member
B & F Lam, LLC
111 N. 7th Street
Klamath Falls, OR 97601

Until requested otherwise, send all

tax statements to:

Bonnie A Lam, Member
B & F Lam, LLC
111 N. 7th Street
Klamath Falls, OR 97601

2012-008137

Klamath County, Oregon



00121706201200081370010019

07/25/2012 09:29:52 AM

Fee: \$37.00

Returned to Customer

WARRANTY DEED

Frank Lam, "Grantor(s)," hereby conveys, grants, sells and warrants, to B & F Lam LLC, an Oregon Limited Liability Company, "Grantee," the following real property, situated in Klamath County, State of Oregon, free of encumbrances except for matters of public record:

Lot 18 in Block 311 of DARROW 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 EXCEPTING THEREFROM the Northerly 3 feet deeded by L. M. Hamons, et ux, in Volume 206, page 29, Deed Records of Klamath County, Oregon.

Tax Account No. 3809-033DD-14100-000

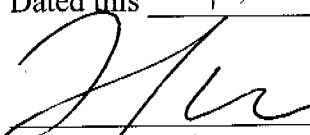
Key No. 634754

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEES AND GRANTEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17 day of July, 2012.

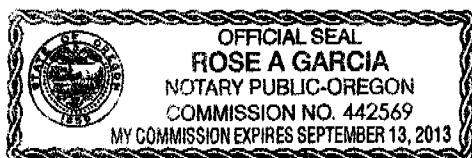

FRANK LAM

STATE OF OREGON

)
) ss.
)

County of KLAMATH

The foregoing instrument was acknowledged before me this 17th day of July, 2012 by Frank Lam.





Notary Public for Oregon

My Commission Expires: September 13, 2013