



2012-011575
Klamath County, Oregon
10/17/2012 02:44:34 PM
Fee: \$47.00

After recording return to:

Hirschbock Enterprises, LLC, an Oregon
limited liability company

5800 Airway Drive

Klamath Falls, OR 97603

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

Hirschbock Enterprises, LLC, an Oregon
limited liability company

5800 Airway Drive

Klamath Falls, OR 97603

Escrow No. MT93895-LW

Title No. 0093895

SWD r.020212

STATUTORY WARRANTY DEED

American Sanitation, Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

Hirschbock Enterprises, LLC, an Oregon limited liability company,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

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.

47 AMT

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 16 day of October 2012.

American Sanitation, Inc., an Oregon corporation

BY:

John T. Garee
John T. Garee, President

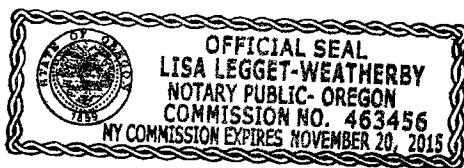
BY:

Jann Garee
Jann Garee, Secretary

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October, 2012 by John T. Garee, President and Jann Garee, Secretary of American Sanitation, Inc., an Oregon corporation.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2015

EXHIBIT "A"

PARCEL 1

A tract of land situated in the NE1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is West 529.0 feet and South 0° 19' West 30.0 feet from the iron axle marking the Northeast corner; said beginning point being on the South boundary of Airway Drive; thence South 0° 19' West 308.9 feet to a point on the Northerly boundary of the U.S.R.S. Dixon Drain; thence following said Northerly boundary North 75° 18' West 149.8 feet to an iron pin; thence North 0° 19' East 270.9 feet to an iron pin on the South boundary of Airway Drive; thence East along said South boundary 145.1 feet to the point of beginning

EXCEPTING THEREFROM that portion of the above described property included in a strip of land 50.00 feet in width, lying on the Southerly side of the centerline of the Southside Expressway, which centerline is described as follows:

Beginning at Engineer's center line Station 380+00, said station being 613.8 feet North and 1815.6 feet West of the Southeast corner of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 54° 05' 31" East 631.77 feet; thence on a 1311.97 foot radius curve left (the long chord of which bears South 72° 22' 36.5" East) 837.38 feet; thence North 89° 20' 18" East 519.28 feet to Engineer's center line station 399+88.43.

PARCEL 2

A tract of land situated in the NE1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin located West a distance of 674.1 feet and South 0° 19' West a distance of 30.0 feet from the iron axel marking the Northeast corner of said Section 24, said beginning point being on the South boundary of Airway Avenue; thence South 0° 19' West a distance of 270.9 feet to an iron pin on the Northerly boundary of the USRS Dixon Drain; thence North 75° 18' West along said boundary a distance of 86.7 feet; thence North 0° 19' East a distance of 248.9 feet to the South boundary of Airway Avenue; thence East along the South boundary of Airway a distance of 84.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the above described property included in a strip of land 50.00 feet in width, lying on the Southerly side of the centerline of the Southside Expressway, which centerline is described as follows:

Beginning at Engineer's center line Station 380+00, said station being 613.8 feet North and 1815.6 feet West of the Southeast corner of Section 13, Township 39 South, Range 9 East of the Willamette Meridian; thence South 54° 05' 31' East 631.77 feet; thence on a 1311.97 foot radius curve left (the long chord of which bears South 72° 22' 36.5" East) 837.38 feet; thence North 89° 20' 18" East 519.28 feet to Engineer's center line Station 399+88.43