

**2012-012847**

Klamath County, Oregon

11/19/2012 02:17:09 PM

Fee: \$47.00

After recording return to:

Maggie DavisP.O. Box 125Bly, OR 97622Until a change is requested all tax statements
shall be sent to the following address:Maggie DavisP.O. Box 125Bly, OR 97622Escrow No. MT95358-CTTitle No. 0095358

SWD r.020212

STATUTORY WARRANTY DEED**Ohana Ventures Oregon, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

Maggie Davis and Bonner Walsh not as tenants in common, but with right of survivorship,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:**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**The true and actual consideration for this conveyance is **\$730,000.00**.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:

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.

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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 NOVEMBER, 2012.

Ohana Ventures Oregon, LLC, an Oregon limited liability company

By: Catherine Maloney, Trustee of Catherine Upjohn Maloney Revocable Trust

By: [Signature]
Catherine Maloney, Trustee

STATE OF CALIFORNIA

ss.
COUNTY OF San Diego

On November 16, 2012 before me, Norma A. Keller personally appeared Catherine Maloney, as Member for Ohana Ventures Oregon, LLC, an Oregon Limited Liability Company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

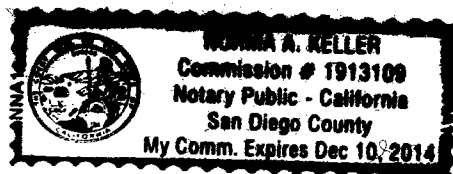


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 19: The S1/2 of the S1/2 of the SE1/4 of the SW1/4 and the N1/2 of the N/2 of the SW1/4 of the SW1/4 lying Southerly of the Southerly right of way line of the Klamath Falls-Lakeview Highway, and the S1/2 of the S1/2 of the SW1/4 of the SW1/4.

Section 30: That portion of the NW1/4 of the NE1/4 lying Southerly of the Southerly right of way line of the Klamath Falls-Lakeview Highway; the E1/2 of the NW1/4; Lots 1, 2 and 3.

EXCEPTING THEREFROM that portion conveyed to Gary A. Martin for roadway by Deed recorded August 14, 1973 in Volume M73, page 10895, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County for roadway by Deeds recorded June 5, 1974 in Volume M74, page 6892, in Volume M74, page 6894, in Volume M74, page 6896, in Volume M74, page 6898, all Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress over and across the East 30 feet of that parcel of land described as Parcel 1 in Grant Deed recorded January 20, 1998, in Volume M98, page 1739, Microfilm Records of Klamath County, Oregon, as reserved therein.

PARCEL 2:

All that portion of the N1/2 of the SW1/4 of the NE1/4 of Section 30, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, lying West of Lenora Way, and the West 420 feet of the S1/2 of the SW1/4 of the NE1/4 of said Section 30, EXCEPTING THEREFROM that certain parcel 60 feet wide as described in Deed recorded January 30, 1974 in Deed Volume M74, page 1044, Microfilm Records of Klamath County, Oregon, traversing the W1/2 SW1/4 NE1/4 of said Section 30.

TOGETHER WITH an easement for ingress and egress over and across the East 30 feet of that parcel of land described as Parcel 1 in Grant Deed recorded January 20, 1998, in Volume M98, page 1739, Microfilm Records of Klamath County, Oregon, as reserved therein.

AND EXCEPTING FROM PARCELS 1 and 2 all that portion thereof described in Grant Deed dated January 14, 1998, recorded January 20, 1998 in Volume M98, page 1739, Microfilm Records of Klamath County, Oregon, from Michael G. O'Brien and Carol L. O'Brien to Marc D. Hill and Kandace C. Hill.