

1st 1987342



After recording return to:
First American Title
1225 Crater Lake Avenue
Medford, OR 97504

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

Aggie Properties, LLC
11625 E McAndrews
Medford OR 97504

File No.: 7161-1987342 (DEW)

Date: October 31, 2012

THIS SPACE RESERVED FOR RECORD

2012-014428

Klamath County, Oregon

12/28/2012 11:26:43 AM

Fee: \$47.00

STATUTORY WARRANTY DEED

J&B Associates, an Oregon Partnership, which acquired title as J & B Associates, an Oregon Partnership, Grantor, conveys and warrants to Aggie Properties, LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 12 and the North 10 feet of Lot 11, Block 5, TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

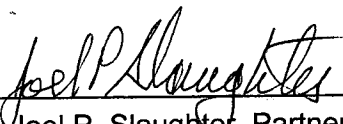
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$600,000.00**. (Here comply with requirements of ORS 93.030)

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 27 day of December, 2012.

J&B Associates, an Oregon Partnership,
which acquired title as J & B Associates, an
Oregon Partnership


By: Joel P. Slaughter, Partner


By: Bruce S. Logan, Partner

APN: R169123

Statutory Warranty Deed
- continued

File No.: 7161-1987342 (DEW)

STATE OF Oregon)

)ss.

County of Jackson)

This instrument was acknowledged before me on this 27 day of December, 2012
by Joel P. Slaughter and Bruce S. Logan as Partners of J&B Associates, an Oregon Partnership, which
acquired title as J & B Associates, an Oregon Partnership, on behalf of the Partnership.

Notary Public for Oregon

My commission expires:

12/26/13

