



2012-014440
 Klamath County, Oregon
 12/28/2012 01:20:12 PM
 Fee: \$47.00

After recording return to:

BENGARD EXCHANGE BX120610 OR,
 LLC, an Oregon limited liability company
 1501 E. McAndrews Rd
 Medford, OR 97504

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

BENGARD EXCHANGE BX120610 OR,
 LLC, an Oregon limited liability company
 1501 E. McAndrews Rd
 Medford, OR 97504

Escrow No. MT95794-KR

Title No. 0095794

SWD r.020212

STATUTORY WARRANTY DEED

K. MARK NELSON AND ABIGAIL R. NELSON, TRUSTEES OF THE NELSON FAMILY TRUST DATED DECEMBER 4, 1989, AS TO PARCEL 1 and K. MARK NELSON, TRUSTEE OF THE NELSON FAMILY TRUST, AS TO PARCEL 2,

Grantor(s), hereby convey and warrant to

BENGARD EXCHANGE BX120610 OR, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTEE.**

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:

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 18th day of **December, 2012**.

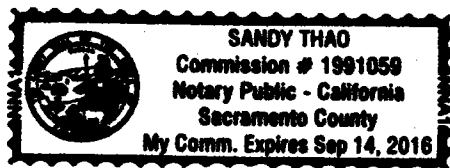
The Nelson Family Trust dated December 4, 1989, as to Parcel 1 The Nelson Family Trust, as to Parcel 2

X BY: K. Mark Nelson Trustee
K. Mark Nelson, Trustee
X BY: Abigail R. Nelson
Abigail R. Nelson, Trustee

X BY: K. Mark Nelson Trustee
K. Mark Nelson, Trustee
X BY: Abigail R. Nelson
Abigail R. Nelson, Trustee

State of California
County of Sacramento

This instrument was acknowledged before me on December 18th, 2012 by K. MARK NELSON AND ABIGAIL R. NELSON, TRUSTEES OF THE NELSON FAMILY TRUST DATED DECEMBER 4, 1989 and K. MARK NELSON and ABIGALE R. NELSON, TRUSTEES OF THE NELSON FAMILY TRUST.



[Signature]
(Notary Public for Oregon)
California
My commission expires September 14, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Township 39 South, Range 11 1/2 East of the Willamette Meridian

Section 27: Government Lots 7, 8 and 9

Section 34: Government Lots 3 and 4, all that portion of the NE 1/4 NE 1/4 lying Westerly of Lost River; SW 1/4 NE 1/4; E1/2 NW 1/4; SW 1/4 NW 1/4, Except the West 60 feet thereof and that portion lying Northwesternly of the U.S.B.R. Drain; NE 1/4 SW 1/4; The East 30 feet of the SE 1/4 SW 1/4; NE 1/4 SE 1/4 lying Westerly of Lost River, and the NW 1/4 SE 1/4; SW 1/4 SE 1/4, saving and excepting the Easterly 30 feet thereof

Saving and Excepting the Southerly 30 feet of the NE 1/4 SE 1/4 and the Easterly 30 feet of the Southerly 30 feet of the NW 1/4 SE 1/4 of Section 34 Township 39 South, Range 11 1/2 East of the Willamette Meridian.

PARCEL 2:

The W1/2 SW1/4 of Section 34, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion deeded to Poe Valley Community Club by deed recorded December 6, 1924 in Deed Volume 66 at page 377, Deed Records of Klamath County, Oregon.