

MTC 97308-CT

2013-005554  
Klamath County, Oregon  
05/17/2013 11:54:46 AM  
Fee: \$42.00

RETURN TO:  
AmeriTitle  
300 Klamath Avenue  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
OldenCost, LLC  
200 Pine Street  
Klamath Falls, OR 97601

GRANTOR:  
Olden Rose Investors, LLC  
an Oregon limited liability company  
6563 Osprey Lane  
Klamath Falls, OR 97601

GRANTEE:  
OldenCost, LLC  
an Oregon limited liability company  
200 Pine Street  
Klamath Falls, OR 97601

- WARRANTY DEED -

Olden Rose Investors, LLC, an Oregon limited liability company, Grantor, whose address is 6563 Osprey Lane, Klamath Falls, Oregon 97601, conveys and warrants to OldenCost, LLC, an Oregon limited liability company, Grantee, whose address is 200 Pine Street, Klamath Falls, OR 97601, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments.

The true and actual consideration for this transfer is \$195,000.00.

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, AND 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 May, 2013.

OLDEN ROSE INVESTORS, LLC

By Sheryl H. Della-Rose  
Sheryl H. Della-Rose, Manager

STATE OF OREGON     )  
                              ) ss.  
County of Klamath    )

Personally appeared before me this 16 day of May, 2013, the above named Sheryl H. Della-Rose as Manager of Olden Rose Investors, LLC, and acknowledged the foregoing instrument to be its voluntary act and deed.

Cherice F. Treasure  
Notary Public for Oregon  
My commission expires: 4/17/2016

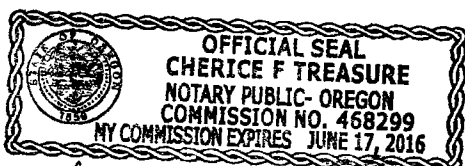


EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lots 5 and 6, Block 19, ORIGINAL TOWN OF LINKVILLE NOW CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows

Beginning at a point on the Southeasterly line of Pine Street which 55 0 feet Southwesterly from the most Northerly corner of said Lot 6, Block 19, thence Southeasterly, at right angles to Pine Street, a distance of 72 0 feet, thence Southwesterly, parallel with Pine Street, a distance of 76 5 feet, more or less, to the Northeasterly line of Second Street, thence Northwesterly along the Northeasterly line of Second Street, a distance of 72 0 feet to the Southeasterly line of Pine Street, thence Northeasterly, along the Southeasterly line of Pine Street, a distance of 76 5 feet, more or less to the point of beginning

Tax Account No 3809-032AC-05700-000

Key No 476121