

2013-008122

Klamath County, Oregon



00139351201300081220040041

07/17/2013 10:24:57 AM

Fee: \$52.00

Recording requested by:

and when recorded, please return this deed  
and tax statements to:

John Duren  
P.O. Box 660  
Keno, OR 97627

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

Runners Plus Inc.  
3007 Anderson Ave.  
Klamath Falls, OR 97603

Above reserved for official use only

## GENERAL WARRANTY DEED

THE GRANTOR: Southern Oregon Solar, Inc. whose address is P.O. Box 660 Keno, Or 97627 County of Klamath, State of Oregon FOR A VALUABLE CONSIDERATION, in the amount of 0.00, hereby acknowledged to be the true and actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and WARRANTS to Runners Plus Inc. ("Grantee"), whose address is 3007 Anderson Ave Klamath Falls, Oregon 97603 County of Klamath, State of Oregon the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

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

*Prior deed reference (if applicable): Doc. # 2008-010825, of the Klamath County Recorder, in the State of Oregon.*

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Returned to County

Southern Oregon Solar, Inc.

By: Michael Mauldin  
Michael Mauldin, Authorized Signer

Witness:

State of California )

County of \_\_\_\_\_ Santa Clara \_\_\_\_\_ ) ss

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of July 15, 2013.

(Seal)



Kathleen McKenzie  
Signature of Notary Public

KATHLEEN MCKENZIE  
Printed Name of Notary

My commission expires on July 23, 2014

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Tracts 6, 7 and 10 of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Anderson Avenue, being South 88°52'40" East 170.42 feet from the centerline of vacated Avalon Street; thence North 02°00'40" East along the Easterly side of chain link fence 72.80 feet to the Easterly edge of a corner post; thence North 88°52'40" West 2.60 feet to the P-K nail set in concrete; thence North 02°00'40" East 303.03 feet to the 5/8 inch iron pin on the Southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence South 48°02'10" East 286.90 feet along said right of way line to a 5/8 inch iron pin on the Westerly line of said Tract 10; thence South 00°06'00" East along the Westerly line of said Tract 10 to a 5/8 inch iron pin, said iron pin being on the Southwesterly right of way line of the said Railway Company tracks and being 150 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks; thence South 48°02'10" East along said Southwesterly right of way line 236.23 feet to a 5/8 inch iron pin on the Northerly right of way line of said Anderson Avenue; thence North 88°52'40" West 399.70 feet to the point of beginning, with bearings based on record of survey No. 2031, as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed recorded February 15, 1961, in Volume 327, page 339 and recorded July 21, 1960 in Volume 323, page 20, Deed Records of Klamath County, Oregon.

Southern Oregon Solar, Inc

EXECUTED this day of July 15, 2013

Southern Oregon Solar, Inc.

By: *John Richard Duran*  
John Richard Duran, Authorized Signer

Witness:

State of California )  
County of Santa Clara ) ss

The foregoing instrument was acknowledged before me on this July 15, 2013.



*Kathleen McKenzie*  
Signature of Notary Public

KATHLEEN MCKENZIE  
Printed Name of Notary

My commission expires on July 23, 2014

Southern Oregon Solar, Inc.

By: *Carol Mauldin*  
Carol Mauldin, Authorized Signer

Witness:

State of California )  
County of Santa Clara ) ss

The foregoing instrument was acknowledged before me on this July 15, 2013.



*Kathleen McKenzie*  
Signature of Notary Public

KATHLEEN MCKENZIE  
Printed Name of Notary

My commission expires on July 23, 2014