



THIS SPACE RESERVED FOR RECORDER'S USE

2013-010591

Klamath County, Oregon

09/17/2013 12:49:06 PM

Fee: \$52.00

After recording return to:

Klamath Properties, LLC an Ohio limited
liability company

4571 Stephen Circle NW, Suite 200

Canton, OH 44718

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

Klamath Properties, LLC an Ohio limited
liability company

4571 Stephen Circle NW, Suite 200

Canton, OH 44718

Escrow No. MT98929-CT

Title No. 0098929

SWD r.020212

STATUTORY WARRANTY DEED

Robert Ellis Jamison,

Grantor(s), hereby convey and warrant to

Klamath Properties, LLC an Ohio 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 **\$58,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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 6 day of September, 2013.

Robert Ellis Jamison
Robert Ellis Jamison

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 6, 2013 by Robert Ellis Jamison.

Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6/17/2016

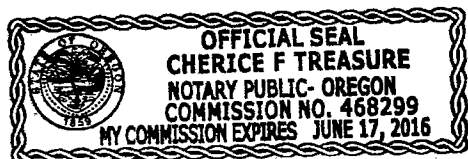


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the NW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said parcel also being a portion of Tracts 6 and 11 of ENTERPRISE TRACTS, being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 34 and 35 of said Township and Range, said point also being the Northwest corner of Tract 11, ENTERPRISE TRACTS; thence South 00° 02' 42" West along the West line of Section 35 to its intersection with the Northwesterly line of Block 1, TRACT 1031, SHADOW HILLS-1, thence North 54° 49' 16" East along the boundary of TRACT 1031, SHADOW HILLS-1, to the Northwest corner of Lot 10, Block 1; thence North 89° 17' 44" East, 665.43 feet to an angle point on the North line of Lot 27, Block 2; thence South 82° 05' 18" East, 166.89 feet to the Southwest corner of Lot 34, Block 2; thence North 00° 42' 16" West, 140.00 feet to the Northwest corner of Lot 35, Block 2; thence North 89° 17' 44" East, 145.00 feet to the beginning of a 20 foot radius curve concave to the Southwest; thence Southeasterly along the arc of said curve 31.42 feet to the North line of the vacated Black Mountain Drive right of way; thence North 89° 17' 44" East, 60 feet across vacated Black Mountain Drive to the beginning of a 20 foot radius curve concave to the Southeast; thence Northeasterly along the arc of said curve 31.42 feet; thence North 89° 17' 44" East along the North line of Lot 1, Block 3 to its intersection with the East line of TRACT 6, ENTERPRISE TRACTS; thence Northerly along said East line to the Northeast corner of TRACT 6; thence South 89° 17' 49" West along the North lines of Tracts 6 and 11, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County by Bargain and Sale Deed recorded April 23, 2003 in Volume M03, page 26157, and being described as follows:

A tract of land being a portion of Lot 6 of ENTERPRISE TRACTS and located in the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, City of Klamath Falls, Klamath County, Oregon and being more particularly described as follows:

Beginning at a 3" aluminum cap stamped "Klamath County Surveyor, LS 659, 1996" marking the West one-quarter corner of said Section 35; thence South 89°35'44" East along the one quarter section line and the Southerly right-of-way line of Upland Way, being 30.00 feet wide, 1016.50 feet to the point of beginning; thence continuing along said one quarter section line and said right-of-way line, South 89°35'44" East 361.70 feet; thence South 01°43'05" West 68.56 feet to the North line of TRACT 1031, SHADOW HILLS-1, Klamath County official plat records; thence along said North line the following four courses; thence North 89°35'11" West 115.22 feet to a point of curvature; thence along the arc of a 20.00 foot radius curve to the left through a central angle of 90°00'00", an arc distance of 31.42 feet (the long chord of which bears South 45°24'49" West, 28.28 feet) to a point of non-tangency; thence North 89°42'08" West 60.02 feet to a point of non-tangent curvature; thence along the arc of a 20.00 foot radius curve to the left through a central angle of 90°00'00", an arc distance of 31.42 feet (the long chord of which bears North 44°35'11" West, 28.28 feet) to a point of tangency; thence North 89°35'11" West 145.01 feet to the Northwest corner of Lot 35, Block 2 of said plat; thence leaving said North line, North 00°30'40" East 68.61 feet to the point of beginning.

(Legal Description Continued)

TOGETHER WITH a tract of land being a portion of Lots 6 and 11 of ENTERPRISE TRACTS and located in the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, City of Klamath Falls, Klamath County, Oregon and being more particularly described as follows:

Beginning at a 3" aluminum cap stamped "Klamath County Surveyor LS 659, 1996" marking the West one quarter corner of said Section 35; thence South $01^{\circ}05'22''$ West along the West line of said Section 35, 313.35 feet to a point on the North line of SHADOW HILLS 1; thence along said North line, North $56^{\circ}00'02''$ East 229.59 feet to the Northwest corner of Lot 10, Block 1 of said plat; thence continuing along said North line South $89^{\circ}35'43''$ East 330.10 feet to the Northeast corner of Lot 1 of said block and the true point of beginning; thence continuing along said North line, South $89^{\circ}35'43''$ East 335.29 feet; thence South $80^{\circ}58'15''$ East 166.93 feet to the Southeast corner of Lot 34 of said plat; thence South $00^{\circ}30'40''$ West 30.55 feet; thence North $89^{\circ}33'16''$ West 516.88 feet to a point on the East line of Lot 1, Block 2 of said plat; thence along said East line, North $17^{\circ}08'31''$ East 57.65 feet to the point of beginning.