



THIS SPACE RESERVED FOR

2014-002929
Klamath County, Oregon
04/04/2014 02:36:20 PM
Fee: \$52.00

After recording return to:

Investments West, LLC

3402 Quarry St.

Klamath Falls, OR 97601

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

Investments West, LLC

3402 Quarry St.

Klamath Falls, OR 97601

Escrow No. MT100211SH

Title No. 0100211

SWD r.020212

STATUTORY WARRANTY DEED

Le-Bella, LLC, an Oregon Limited Liability Company, which acquired title as LeBella LLC as to Parcel 1 and Madeline Investments, LLC, an Oregon Limited Liability Company, as to Parcels 2 & 3,

Grantor(s), hereby convey and warrant to

Investments West, 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 **\$185,000.00**.

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:

\$52.

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 1 day of April, 2014

Le-Bella, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Lance L. Lesueur, Member

BY: Mary Bernice Lesueur, Member

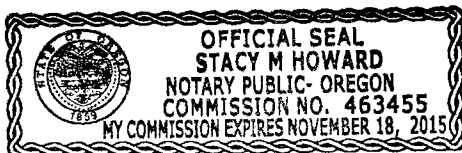
State of Oregon
County of Klamath

Madeline Investments, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: Lance L. Lesueur, Member

BY: Mary B. Lesueur, Member

This instrument was acknowledged before me on April 1, 2014 by Lance L. Lesueur and Mary Bernice Lesueur, as Members of Le-Bella, LLC, an Oregon Limited Liability Company and Lance L. Lesueur and Mary B. Lesueur, as Members of Madeline Investments, LLC, an Oregon Limited Liability Company.



Howard
(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 30, HIGHLAND PARK, in the County of Klamath, State of Oregon

Parcel 2:

Lot 31, and a portion of Lot 32, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. More particularly described as follows:

Beginning at the Northeasterly corner of said Lot 32, thence Westerly 98.5 feet; thence Southerly 375.9 feet; thence Easterly and at right angles 98.5 feet; thence Northerly and at the right angles 375.9 feet to the point of beginning, being the Northerly portion of said lot 32, HIGHLAND PARK

Parcel 3:

The Southerly 124.1 feet of Lot 32, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.