

NTC 100834

2014-005474

Klamath County, Oregon

05/21/2014 02:28:23 PM

Fee: \$57.00

**STATUTORY WARRANTY DEED**

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO:**

Quail Park of Klamath Falls, LLC  
Attn: Denis Bryant  
LLP  
146 N Canal St. #220  
Seattle, WA 98103

**AFTER RECORDING,  
RETURN TO:**

Mark R. Patterson  
Vandeberg Johnson & Gandara,  
P.O. Box 1315  
Tacoma, WA 98401-1315

QUAIL PARK OF KLAMATH FALLS, LLC, a Washington limited liability company, **Grantor**, conveys and warrants to the following persons as tenants in common in the following undivided percentages, collectively **Grantee**,

MERRY LISA BAILEY	45.0%
NBT CAPITAL, LLC, a Delaware Limited Liability Company	45.0%
HAO FAMILY CAPITAL, L.P., a California Limited Partnership	10.0%

the real property located in Klamath County, Oregon, more particularly described in Exhibit "A" and incorporated by this reference.

**SUBJECT TO:** All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance is a distribution by Grantor to Grantee who are Members of Grantor.

\$57.00

The liability and obligations of Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under any policy of title insurance issued to Grantee at the time Grantors acquired such property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

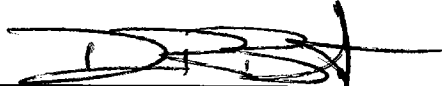
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009

*(Remainder of this page intentionally blank; Signature page to follow)*

QUAIL PARK OF KLAMATH FALLS, LLC,  
a Washington limited liability company


Dated: 5-16-2014

By:   
DENIS R. BRYANT, Co-Manager

STATE OF Washington )  
 ) ss.  
County of King )

On May 16, 2014, personally appeared the above-named DENIS R. BRYANT, acting as Co-Manager for Quail Park of Klamath Falls, LLC, and acknowledged the foregoing instrument to be his voluntary act. Before me:



  
[Print Name] Mark R. Patterson  
NOTARY PUBLIC in and for the State of  
Washington, residing at Tacoma  
My Commission expires: 4-26-2018

**EXHIBIT "A"**

Parcel 3 of Land Partition 20-13, replat of Parcel 1 of Land Partition 62-00 and portion of Parcel 2 of Land Partition 62-00 conveyed in Property Line Adjustment 13-11 in SE1/4 NE1/4, Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded May 7, 2014 in Volume 2014-004618.