



THIS SPACE RESERVED FOR RECORDER'S USE

2014-005799

Klamath County, Oregon

06/02/2014 11:30:19 AM

Fee: \$57.00

After recording return to:

FRAZIANO INVESTMENTS LLC

PO Box 612136

SAN JOSE, CA 95161

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

FRAZIANO INVESTMENTS LLC

PO Box 612136

SAN JOSE, CA 95161

Escrow No. MT100584DS

Title No. 0100584

SWD r.020212

STATUTORY WARRANTY DEED

GAIL MARK LEPLEY and CONSTANCE C. LEPLEY, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

FRAZIANO INVESTMENTS LLC, A NEVADA 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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE
LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is **\$198,500.00**.

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:

\$57.00

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, 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 30 day of May, 2014.

X Gail Mark Lepley
GAIL MARK LEPLEY

X Constance C. Lepley
CONSTANCE C. LEPLEY

State of Oregon
County of Klamath

This instrument was acknowledged before me on 5-30-, 2014 by GAIL MARK LEPLEY and CONSTANCE C. LEPLEY.

Debbie Draneen
(Notary Public for Oregon)

My commission expires 9-8-17

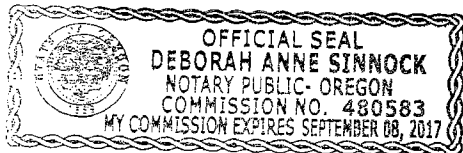


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lots 1 and 2, Block 42, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AND an undivided 1/2 interest in the following described property:

Beginning at a point on the Southerly line of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, where the lot line common to Lots 1 and 2, Block 42 of said Buena Vista Addition, if projected across Front Street, would intersect the Southerly line or boundary of Front Street; thence from point of beginning herein described, Southeasterly along the Southerly side of Front Street 100.0 feet, said Southerly side of Front Street being the Northerly boundary of lands herein conveyed; thence at right angles to the Southerly side of Front Street to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point southerly from point of beginning and at right angles to Southerly line of Front Street; thence Northerly to point of beginning, being a portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian.

Parcel 2:

Lot 3, Block 42, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

TOGETHER WITH an undivided 1/2 interest in the following described property:

Beginning at a point on the Southerly line of Front Street, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, where the lot line common to Lots 1 and 2, Block 42, of said Buena Vista Addition, if projected across Front Street, would intersect the Southerly line or boundary of Front Street; thence from point of beginning herein described, Southeasterly along the Southerly side of Front Street, 100.0 feet, said Southerly side of Front Street being the Northerly boundary of lands herein conveyed; thence at right angles to the Southerly side of Front Street to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point Southerly from point of beginning and at right angles to Southerly line of Front Street; thence Northerly to point of beginning, being a portion of Government Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM the East 10 feet of Lot 3, Block 42, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Parcel 3:

A portion of Lot 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly side of Front Street, Buena Vista Addition to the City of Klamath Falls, Oregon, where the lot line common to Lots 1 and 2, Block 42 of said Buena Vista Addition, if projected across Front Street would intersect the Southerly line of Front Street; thence from point of beginning herein described, Southerly and at right angles to the Southerly line of Front Street, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to the Southeast corner of property heretofore deeded to John Worden on March 19, 1920, Volume 52, page 343, Klamath County Deed Records, thence along the Easterly line of said Worden property, (and at right angles to Southerly side of Front Street) to its intersection with the Southerly side of Front Street, (said Southerly side of Front Street being the Northerly boundary of lands herein conveyed) 175.75 feet more or less to the point of beginning.