



THIS SPACE RESERVED FOR RECORD

2014-006002
Klamath County, Oregon
06/06/2014 10:10:17 AM
Fee: \$47.00

After recording return to:
Willieco, LLC, an Oregon limited liability
company
2650 Washburn Way, Suite 230
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Willieco, LLC, an Oregon limited liability
company
2650 Washburn Way, Suite 230
Klamath Falls, OR 97601

Escrow No. MT92697-KR
Title No. 0092697
SWD1 r.020212

STATUTORY WARRANTY DEED

Westwind Village, LLC, an Oregon limited liability Company,

Grantor(s), hereby convey and warrant to

Willieco, 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:

PARCEL 1:

A tract of land situated in Lot 2, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 00° 04' 50" West, along Washburn Way, 350.00 feet; thence North 89° 55' 10" West, parallel to the North line of said Lot 2, 250.00 feet; thence North 00° 04' 50" East 350.00 feet to the North line of said Lot 2; thence South 89° 55' 10" East 250.00 feet to the point of beginning, with bearings based on said TRACT 1080, WASHBURN PARK.

PARCEL 2:

A tract of land situated in Lots 2 and 3, Block 6, Tract 1080, WASHBURN PARK, a duly recorded plat, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3 as marked by a 1/2 inch iron pin; thence South 00° 04' 50" West, along the Westerly right of way line of Washburn Way, 7.7 feet; thence North 89° 55' 10" West, parallel to the North line of said Lot 3, 250.00 feet; thence North 00° 04' 50" East 88.00 feet to a 5/8 inch iron pin, being South 00° 04' 50" West, 350.00 feet from the North line of said Lot 2, thence South 89° 55' 10" East 250.00 feet to a 5/8 inch iron pin on the Westerly right of way line of said Washburn Way; thence South 00° 04' 50" West 80.03 feet to the point of beginning.

The true and actual consideration for this conveyance is \$2,600,000.00 in fulfillment of Memorandum of Contract recorded in 2012- 002427.

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:

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 24th day of February, 2012.

Westwind Village, LLC, an Oregon limited liability
Company

BY: Melvin L. Stewart
Melvin L. Stewart, Member

BY: Mary Lou Stewart
Mary Lou Stewart, Member

State of Arizona

County of Pinal

This instrument was acknowledged before me on March 2, 2012 by Melvin L. Stewart and Mary Lou Stewart,
Members of Westwind Village, LLC, an Oregon limited liability company.

Jennifer Reines
(Notary Public for Arizona)
My commission expires Feb 12, 16

