

THIS SPACE RESERVED FOR REC



After recording return to:

PECO Klamath-Aspen, LLC, a Delaware
limited liability company

ATT: James P. Shipman 222 South Main
Street, Suite 1730
Salt Lake City, UT 84101

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

PECO Klamath-Aspen, LLC, a Delaware
limited liability company

ATT: James P. Shipman 222 South Main
Street, Suite 1730
Salt Lake City, UT 84101

Escrow No. MT102354CT

Title No. 0102354

SWD r.020212

STATUTORY WARRANTY DEED

JST Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

PECO Klamath-Aspen, LLC, a Delaware 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:

A parcel of land situated in the NW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at an iron pin on the Northerly right of way line of South Sixth Street which bears South 0° 00' 30" East a distance of 826.8 feet and South 55° 52' 30" East a distance of 475.2 feet from the iron pin monument marking the Northwest corner of said Section 3, said beginning point also being the Southwesterly corner of parcel described in Deed Volume M69, page 4221, Deed Records of Klamath County, Oregon; thence North 34° 07' 30" East along the Northwesterly line of last mentioned parcel a distance of 175.0 feet to the Southerly right of way line of Pershing Way; thence along said right of way line North 55° 52' 30" West a distance of 142.04 feet, more or less, to a point; thence South 34° 07' 30" West a distance of 175.0 feet to the Northerly line of South Sixth Street; thence along said right of way, South 55° 52' 30" East a distance of 142.04 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is **\$500,000.00**.

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:

4700

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 23 day of December 2014

JST Properties, LLC, an Oregon Limited Liability Company

BY:

Samuel L. Gressett, Manager

BY:

James D. Fry, Manager

BY:

Theresa M. Fry, Manager

State of Oregon

County of JACKSON

This instrument was acknowledged before me on December 23, 2014 by Samuel L. Gressett, James D. Fry and Theresa M. Fry, as Managers for JST Properties, LLC, an Oregon Limited Liability Company.



Sharon J. Cash
(Notary Public for Oregon)

My commission expires 7-10-17