



After recording return to:
Kodiak LLC
744 Cardley Avenue
Medford, OR 97504

Until a change is requested all tax
statements shall be sent to the
following address:
Kodiak LLC
744 Cardley Avenue
Medford, OR 97504

File No.: 7161-2290063 (csl)
Date: December 29, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Derek E. Kane and Annie W. Kane as tenants by the entirety also known as Derek Kane and Annie Kane, Grantor, conveys and warrants to **Kodiak LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Attached Exhibit "A" for Legal Description


Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey and that certain Deed of Trust recorded October 31, 2011 as instrument #2011-12192 for the benefit of Albert E. Wampler and Helen M. Wampler as trustees of the Albert & Helen Wampler Trust, ut November 24, 1992 which the Grantee herein assumes and agrees to pay.

The true consideration for this conveyance is **\$1,600,001.00**. (Here comply with requirements of ORS 93.030)

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.

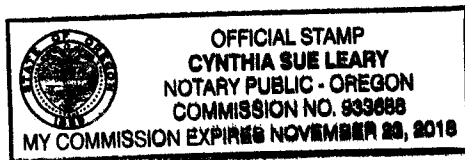
Dated this 31 day of December, 2014.


Derek E. Kane


Annie W. Kane

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 31 day of December, 2014
by **Derek E. Kane and Annie W. Kane.**



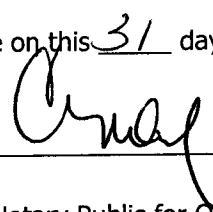

Notary Public for Oregon
My commission expires:

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Township 36 South, Range 7, East of the Willamette Meridian, (West of the Lake)

Section 29: Lot 1

Section 30: Lots 2 thru 11; NE1/4 SW1/4; W1/2 SE1/4; S1/2 NW1/4

Section 31: Lots 4 & 5

Section 32: Lot 12

Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon:

Section 25: NE1/4 NE1/4

Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon:

Section 25:

The E 1/2 of the SE 1/4 of the NE 1/4, the E 1/2 of the W 1/2 of the SE 1/4 of the NE 1/4, the E 1/2 of the NE 1/4 of the SE 1/4 and the E 1/2 of the W 1/2 of the NE 1/4 of the SE 1/4 of Section 25, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPTING that portion thereof lying Southerly and Southwesterly of the property conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 at page 7, and recorded April 14, 1949 in Book 230 page 262.

Also Excepting therefrom all that portion conveyed to the State of Oregon by deed recorded May 23, 1952 in Book 254, page 645, Deed Records of Klamath County, Oregon