



2015-009750
Klamath County, Oregon
09/01/2015 02:23:15 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

2810 Washburn Way, LLC, an Oregon limited liability
company

3643 Pierce Parkway

Billings, MT 59106

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

2810 Washburn Way, LLC, an Oregon limited liability
company

3643 Pierce Parkway

Billings, MT 59106

File No. 50699AM

STATUTORY WARRANTY DEED

James L. Thompson Family Limited Partnership, an Oregon limited partnership,

Grantor(s), hereby convey and warrant to

2810 Washburn Way, 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:

See Exhibit "A"

The true and actual consideration for this conveyance is **\$2,520,000.00**.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 August, 2015.

James L. Thompson Family Limited Partnership, an Oregon limited partnership

By: X James L. Thompson
James L. Thompson, Managing Partner

State of Oregon } ss
County of Klamath

On this 31 day of August, 2015, before me, Cherice F. Treasure, a Notary Public in and for said state, personally appeared James L. Thompson, Managing Partner for James L. Thompson Family Limited Partnership, an Oregon limited partnership, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 6/17/2016

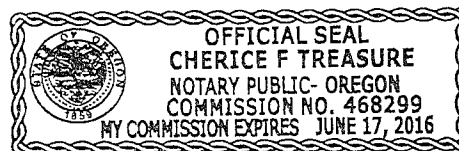


Exhibit "A"

Parcel 1

A tract of land situate in Lot 4, 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, described as follows:

Beginning at a point on the East line of said Lot 4 which bears North 0°04'50" East a distance of 51.29 feet from the iron pin marking the Southeast corner of said Lot 4; thence West a distance of 249.36 feet to a point; thence North 0°09'45" East a distance of 379.06 feet, more or less, to the North line of said Lot 4; thence South 89°55'10" East a distance of 248.82 feet to the iron pin marking the Northeast corner of said Lot 4; thence South 0°04'50" West along said East line of Lot 4 a distance of 378.71 feet, more or less, to the point of beginning.

Parcel 2

A tract of land situated in Lots 4 and 5, 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 East corner common to said Lots 4 and 5; thence South 00°04'50" West, along the Westerly line of Washburn Way, 123.71 feet; thence West 249.61 feet; thence North 00°09'45" East 175.00 feet; thence East 249.36 feet to said Westerly line of Washburn Way; thence South 00°04'50" West 51.29 feet to the point of beginning, containing 1.00 acre (43,600 square feet) with bearings based on the subdivision plat of said Tract 1080, WASHBURN PARK.

Parcel 3

A tract of land situated in Lot 5, Block 6, Tract 1080, WASHBURN PARK, a duly recorded subdivision, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of said Lot 5; thence West along the North line of Hilyard Avenue, 194.04 feet; thence North 00°09'45" East, 50.00 feet; thence West, 50.00 feet; thence North 00°09'45" East, 354.06 feet to a point on the North line of said Lot 5 and being the True Point of Beginning of this description; thence North 89°55'10" West, 210.57 feet to the Northwest corner of Lot 5; thence South 00°04'50" West, 124.36 feet along the West line of said Lot 5; thence leaving the West line of said Lot 5, East, 210.39 feet; thence North 00°09'45" East, 124.06 feet to the True Point of Beginning, with bearings based on the subdivision plat of said Tract 1080, WASHBURN PARK.

Parcel 4

The Southerly 220 feet of Lot 3 in Block 6 of TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.