



2015-010803
Klamath County, Oregon
10/01/2015 11:10:57 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KB Brewing Inc., an Oregon Corporation
1320 Main St
Klamath Falls, OR 97601

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

KB Brewing Inc., an Oregon Corporation
1320 Main St
Klamath Falls, OR 97601
File No. 67740AM

STATUTORY WARRANTY DEED

Murco, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

KB Brewing Inc., an Oregon Corporation,

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:

**Lots 1, 2, 3, 4, 5 and 6 in Block 10 of RAILROAD ADDITION to the City of Klamath Falls,, according to the
official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$130,000.00.**

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 30th day of September, 2015.

Murco LLC, an Oregon Limited Liability Company

By:

Rodney N. Murray
Rodney N. Murray, Authorized Member

State of Oregon}ss.
County of Klamath}

On this 30th day of September, 2015, before me, Stacy M Howard a Notary Public in and for said state, personally appeared Rodney N. Murray known to me to be the Authorized Member of the Limited Liability Company, and acknowledged to me that, he/she executed the foregoing in said Limited Liability Company name.

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

Howard
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-18-15

