



2016-000245
Klamath County, Oregon
01/11/2016 02:16:38 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Pinnacle Building Co., Inc.
P.O. Box 3000 #236
Georgetown, TX 78626

Until a change is requested all tax statements
shall be sent to the following address:
Pinnacle Building Co., Inc.
P.O. Box 3000 #236
Georgetown, TX 78626
File No. 69604AM

Return to: AmeriTitle

STATUTORY WARRANTY DEED

Douglas L. Larson and Barbara A. Larson, Trustees of the Larson 2004 Family Trust, dated January 27, 2004,

Grantor(s), hereby convey and warrant to
Pinnacle Building Co., Inc.

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 tract of land situated in the ORIGINAL TOWN OF CRESCENT, Oregon, being a portion of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being all, or a portion of those parcels conveyed to Douglas E. Stumbaugh and Billie Jean Stumbaugh, husband and wife, by Deed Volumes M70, page 8697, M72, page 7232 and M74, page 6948, Microfilm Records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Northwestern right-of-way line of the Dalles-California Highway (U.S. #97), as the same is presently located and constructed, which bears Northeasterly along said right-of-way a distance of 485.0 feet from its intersection with the Northeasterly line of Ward Street in said TOWN OF CRESCENT, said beginning point being the most Southerly corner of Parcel 2 in Deed Volume M70, page 8697, Microfilm Records of Klamath County, Oregon; thence continuing Northeasterly along said Highway right-of-way a distance of 205.0 feet to a point, said point being Southwesterly along said Highway right-of-way a distance of 30.0 feet from the most Easterly corner of Parcel described in Deed Volume M74, page 6948, Microfilm Records of Klamath County, Oregon; thence Northwesterly at right angles to said Highway a distance of 255.0 feet to the Southeasterly line of Riverview Street in said TOWN OF CRESCENT; thence Southwesterly along said Southeasterly line a distance of 205.0 feet to the most Westerly corner of Parcel described in Deed Volume M72, page 7232, Microfilm Records of Klamath County, Oregon; thence Southeasterly at right angles to said Highway a distance of 255.0 feet, more or less, to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-030CA-00800-000
P-000613

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

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 8 day of January, 2016.

The Larson 2004 Family Trust, dated January 27, 2004

By: Douglas L. Larson
Douglas L. Larson, Trustee

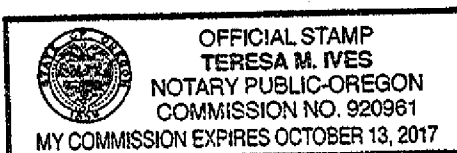
By: Barbara A. Larson
Barbara A. Larson, Trustee

State of Oregon } ss.
County of Deschutes }

On this 8 day of Jan 2015, before me, Teresa M Ives, a Notary Public in and for said state, personally appeared Douglas L. Larson and Barbara A. Larson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Larson 2004 Family Trust dated Januray 27, 2004, and acknowledged to me that they executed the same as Trustee.

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

Teresa M Ives
Notary Public for the State of Oregon
Residing at: La Pine
Commission Expires: 10/13/17



BILL OF SALE

Order No. 69604AM

THIS INDENTURE WITNESSETH,

That in consideration of the sum of Five Hundred Twenty Five Thousand and 00/100 Dollars, (\$525,000.00) the receipt whereof hereby is acknowledged, I the undersigned seller, hereby grant, bargain, sell, transfer and deliver unto Pinnacle Building Co., Inc. hereinafter called buyer, the following described personal property, now being and situate 136740 US Hwy 97 N, Crescent, OR 97733 in County of Klamath to-wit:

See Exhibit "A"

TO HAVE AND TO HOLD, the same unto the buyer and buyer's executors, administrators, successors and assigns forever.

And I, the seller, hereby covenant to and with the said buyer that I am the owner of said personal property; that the same is free from all encumbrances except (if none, so state): _____, AND that I have the right to sell the same, and that I, my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the seller has executed this document this January 8, 2016.

The Larson 2004 Family Trust, dated January 27, 2004

By: *Douglas L. Larson*

Douglas L. Larson, Trustee

By: *Barbara A. Larson*

Barbara A. Larson, Trustee

STATE OF OREGON)

) ss

County of *Douglas*)

Douglas L. Larson and Barbara A. Larson, Trustees of the Larson 2004 Family Trust, dated January 27, 2004, being first duly sworn, depose and say that he/she/they is(are) the owner(s) of the property described in the foregoing Bill of Sale, and that the same has been paid in full, and that on this date the same is free and clear of liens and encumbrances of every kind and nature.

The Larson 2004 Family Trust, dated January 27, 2004

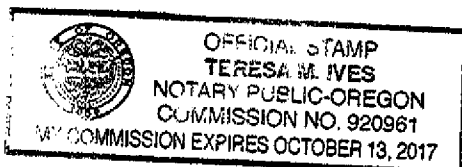
By: *Douglas L. Larson*

Douglas L. Larson, Trustee

By: *Barbara A. Larson*

Barbara A. Larson, Trustee

Subscribed and sworn to before me this 8 day of Jan 2016



Teresa M. Ives
Notary Public for OREGON

My Commission expires 10/13/17

Exhibit "A" to Bill of Sale

All Personal property and assets both tangible and intangible , of the business known as The Woodsman Country Lodge. Includes Trade name and all variations thereof including without limitation all furniture, fixtures, listings, all computers, business and other software, it being the intent of Seller to transfer all of the assets of the business to Buyer.

BZ JZ

Unofficial
Copy