

**2016-002203**

Klamath County, Oregon

02/29/2016 11:33:54 AM

Fee: \$57.00

Western Title & EscrowOrder Number: **111343-LDW**

Grantor
F.B. Owen, Inc. 3400 Crater Lake Avenue Medford, OR 97504
Grantee
Aaspen Properties, LLC 888 Helmcken St Vancouver BC V621B2
Until a change is requested, all tax statements shall be sent to the following address:
Aaspen Properties, LLC 888 Helmcken St Vancouver BC V621B2

Reserved for Recorder's Use

STATUTORY WARRANTY DEED**F.B. Owen, Inc., an Oregon corporation, Grantor**

conveys and warrants to

Aaspen Properties LLC, an Oregon limited liability company, Grantee, the following described
real property free of encumbrances except as specifically set forth herein.**See Exhibit "A" attached hereto and made a part hereof**Account: **R557427, R557445, R557454****Tax Lot(s): R-3909-011DB-00200-000; R3909-011DB-00300-000;
R-3909-011DB-00500-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$2,820,000.00**, which is paid to an Accommodator as part of an IRC 1031 Exchange.. (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.**

Executed this 25th day of February, 2016

F.B. Owen, Inc.

Fred J. Owen Jr.
By: Fred J. Owen Jr.
Its President

State of Oregon, County of Jackson ss. 25th
This instrument was acknowledged before me on this 25th day of February, 2016 by Fred J. Owen Jr.,
as President of F.B. Owen, Inc.

Diana Lynn Jacobsen
Notary Public for the State of Oregon
My commission expires: 8/2/2017

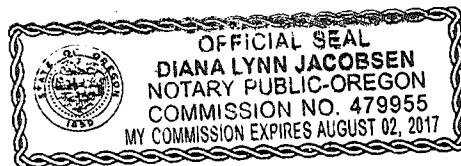


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land being a portion of the NW1/4 SE1/4 Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the S1/2 N1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the center line of Homedale Road 238 feet; thence West 30 feet to a point on the Westerly right of way line of Homedale Road to the True Point of Beginning; thence West 534 feet to a point; thence South to the North line of that tract of land described in Deed Volume 267 at page 496 Deed Records of Klamath County, Oregon, thence Easterly along the Northerly line of said Deed Volume 267 at page 496 and also along the North line of that tract described in Volume M67 at page 7962, Microfilm Records of Klamath County, Oregon, to the Westerly right of way line of Homedale Road; thence North to the point of beginning.

PARCEL 2:

A parcel of land being a portion of the NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of the S1/2 N1/2 NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence South 150 feet to a point on the centerline of Homedale Road, thence West 30 feet to the true point of beginning; thence South 88 feet, thence West 534 feet, thence South to the North line of a tract of land described in Volume 267 at page 496, Deed Records of Klamath County, Oregon; thence West, to the West line of the NW1/4 SE1/4 of said Section, thence North to the NW corner of the S1/2 N1/2 NW1/4 SE1/4, thence East to the NW corner of that tract of land described in Volume 259 at page 185, Deed Records of Klamath County, Oregon; thence South 150 feet, thence East 534 feet to the point of beginning.

EXCEPT a tract of land situated in the NW1/4 SE1/4 of Section 11, Township 39 South, range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the S1/2 N1/2 NW1/4 SE1/4 of said Section 11 and more particularly described as follows:

Beginning at the Northwest corner of said S1/2 N1/2 NW1/4 SE1/4; thence along the North line of said S1/2 N1/2 NW1/4 SE1/4 South 89° 29' 30" East 683.65 feet; thence leaving said North line South 89° 44' 29" West 683.62 feet to the West line of the NE1/4 SE1/4 of said Section 11; thence along said West line North 00° 04' 19" West 9.15 feet to the point of beginning.

PARCEL 3:

The West 324 feet of the following described real property:

Beginning at the Northeast corner of the S1/2 N1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, running thence West a distance of 564 feet; thence South 150 feet; thence East 564 feet; thence North 150 feet to the point of beginning. SAVING AND EXCEPTING a strip of land 30 feet wide along the East side, being a portion of Homedale Road.

PARCEL 4:

A tract of land situated in the NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the N1/2 N1/2 NW1/4 SE1/4 of said Section 11 and more particularly described as follows:

Commencing at the Southwest corner of said N1/2 N1/2 NW1/4 SE1/4; thence along the South line of said N1/2 N1/2 NW1/4 SE1/4 South 89° 29' 30" East 683.65 feet to the true point of beginning for this description; thence continuing on said South line South 89° 29' 30" East 415.54 feet; thence leaving said South line North 00° 15' 31" West 5.56 feet; thence South 89° 44' 29" West 415.50 feet to the true point of beginning.