



2017-009054  
Klamath County, Oregon  
08/11/2017 10:28:00 AM  
Fee: \$57.00

**MAIL TAX STATEMENTS TO:**

Brown Investment Properties, LLC  
2504 Shasta Way  
Klamath Falls, Oregon 97601

**AFTER RECORDING RETURN TO:**

Douglas C. Alexander, II  
250 Church St SE, Suite 200  
Salem, OR 97301

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**STATUTORY WARRANTY DEED**

**Early Morning Run, LLC**, an Oregon limited liability company ("**Grantor**"), conveys and warrants to **Brown Investment Properties, LLC**, an Oregon limited liability company ("**Grantee**"), the real property described in **Exhibit A**, which is attached hereto and incorporated herein, free of encumbrances except as specifically set forth on **Exhibit B**, which is attached hereto and incorporated herein.

The true and actual consideration paid for this conveyance is Three Hundred Thirty Thousand Dollars (\$330,000).

The following is the notice as required by Oregon law: "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."

[Signature Page to Follow]

This transfer is effective as of Aug 10, 2017.

GRANTOR:

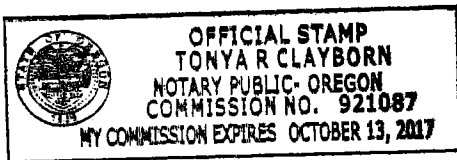
Early Morning Run, LLC

Albert Wedam  
Albert Wedam, DMD, Member

State of Oregon )  
 ) ss.  
County of ~~Marion~~ Klamath

On this 10 day of Aug, 2017, personally appeared **Albert Wedam, DMD**, the sole Member of **Early Morning Run, LLC**, an Oregon limited liability company, who being duly sworn, did acknowledge the foregoing instrument to be its voluntary act and deed.

Before me:



Tonya R Clayborn  
Notary Public for Oregon  
My Commission Expires: 10-13-17

**EXHIBIT A**  
**LEGAL DESCRIPTION**

PARCEL 1:

Lots 10 and 11, Block 1, SIXTH STREET ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 12, Block 1, SIXTH STREET ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**EXHIBIT B**  
**ENCUMBRANCES**

1. The 2017-2018 Taxes: A lien not yet due or payable.
2. City liens, if any, of the City of Klamath.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: April 19, 1991

Instrument No.: Volume M91, Page 6006