

AFTER RECORDING, RETURN TO:

Mr. P. Stephen Russell, III
Landye Bennett Blumstein LLP
3500 Wells Fargo Center
1300 SW Fifth Avenue
Portland, OR 97201

Wasco County Official Records **2008-000222**
DEED-D
Cnt#1 Ssn#1 WASCOCOUNTY **01/15/2008 03:01 PM**
\$25.00 \$11.00 \$10.00 \$15.00 **\$61.00**



I, Karen LeBreton Coats, County Clerk for Wasco County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.



UNTIL A CHANGE IS REQUESTED, SEND ALL TAX STATEMENTS TO:

B Bar K Lodge LLC
c/o William H. Taylor
16396 SE 232nd Drive
Boring, OR 97009-8179

SPECIAL WARRANTY DEED

WILLIAM P. KINNUNE and CAROLE M. KINNUNE, as tenants by the entirety, Grantors, convey and specially warrant to B BAR K LODGE LLC, an Oregon limited liability company, Grantee, that certain real property located in Wasco County, Oregon, and more particularly described on Exhibit A attached hereto, free of all liens and encumbrances created or suffered by Grantor except those set forth on Exhibit B attached hereto.

The true consideration for this conveyance is \$1,500,000.

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. 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 197.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 11 day of January, 2008.

GRANTOR:

William P. Kinnune

AMERITITLE 24SS710-2-08

AMERICA / COMM'L 07-00 1338

Carole M. Kinnune
Carole M. Kinnune

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on January 11, 2008, by William P. Kinnune and Carole M. Kinnune.

[Signature]
Notary Public for Oregon
My commission expires 7-10-11



03193200002805177 V001

EXHIBIT A

Legal Description

Parcel 2 of Partition Plat 97-0011 recorded April 9, 1997 under Microfilm No. 971380 and being a portion of Section 2, Township 4 South, Range 12 East of the Willamette Meridian, all in the County of Wasco and State of Oregon.