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Quadgroup, L.L.C.
122 S. 5th Street
Klamath Falls, OR 97601
Grantee's Name and Address
Kenneth D. and Susan R. Pedersen
3735 Highway 39
Klamath Falls, OR 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Aspell, Della-Rose & Richard
122 Soth 5th Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

Vol M99 Page 43255

State of Oregon, County of Klamath
Recorded 10/29/99, at 11:07 a.m.
In Vol. M99 Page 43255
Linda Smith,
County Clerk Fee \$ 30⁰⁰

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Quadgroup, L.L.C.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kenneth D. and Susan R. Pedersen, husband and wife hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 12, Block 29, Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 27th day of October, 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

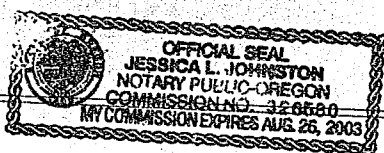
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Quadgroup, L.L.C. by Bradford J Aspell, manager

Bradford J Aspell

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on October 27, 1999.

This instrument was acknowledged before me on October 27, 1999.
by Bradford J. Aspell
as manager
of Quadgroup LLC



Jessica L. Johnston
Notary Public for Oregon
My commission expires 08/26/03