

LINKVILLE INVESTMENTS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY WHOSE MEMBERS CONSIST ONLY OF AARON POWLESS AND CAREEN POWLESS.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

LELAND RUSSELL,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 12 OF EMPIRE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-035CC-4900

447724

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: SEE EXHIBIT A.

and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is 19,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 39752 NINE MILE RD., CHILOQUIN, OR 97624

Dated this 24 day of Feb, 00.

LINKVILLE INVESTMENTS L.L.C. AN OREGON LIMITED LIABILITY COMPANY

BY: Aaron Powless
AARON POWLESS, MEMBER

BY: Careen Powless
CARREEN POWLESS, MEMBER

Aaron Powless
AARON POWLESS

Careen Powless
CARREEN POWLESS



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 24, 2000 by AARON POWLESS AND CAREEN POWLESS AS INDIVIDUALS AND AS MEMBERS OF LINKVILLE INVESTMENTS, L.L.C..

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT50271-LW

Return to:

LELAND RUSSELL
39752 NINE MILE RD.
CHILOQUIN, OR 97624

30.00
m

EXHIBIT "A" **EXCEPTIONS**

1. Taxes for the fiscal year 1995-1996, delinquent.
 Account No: 3809 035CC 04900 Key No: 447724
 Amount: \$343.17 plus interest Code No: 041
2. Taxes for the fiscal year 1996-1997, delinquent.
 Account No: 3809 035CC 04900 Key No: 447724
 Amount: \$350.62 plus interest Code No: 041
3. Taxes for the fiscal year 1997-1998, delinquent.
 Account No: 3809 035CC 04900 Key No: 447724
 Amount: \$342.67 plus interest Code No: 041
4. Taxes for the fiscal year 1998-1999, delinquent.
 Account No: 3809 035CC 04900 Key No: 447724
 Amount: \$331.29 plus interest Code No: 041
5. This property is included in Tax Foreclosure 98-1FR as disclosed by the Klamath County Tax Office.
 Lot Book Fee: \$50.00 Publication Fee: \$95.01
6. Taxes for the fiscal year 1999-2000, a lien due and payable.
 Account No: 3809 035CC 04900 Key No: 447724
 Amount: \$212.67 plus interest Code No: 041
7. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Enterprise Irrigation District.
8. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage District.
10. The premises herein described are within and subject to the statutory powers, including the power of assessment of North Shasta Lighting District.
11. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Enterprise Drainage District.
12. Subject to reservations in deed, subject to the terms and provisions thereof, recorded in Volume 145, page 531, Deed Records of Klamath County, Oregon, to wit:
 "Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."
13. Reservations and restrictions, subject to the terms and provisions thereof, as contained in recorded May 4, 1966 in Volume M78, page 4867, Microfilm Records of Klamath County, Oregon.

CONTINUED

14. County Road Assessment, subject to the terms and provisions thereof;

Dated: December 13, 1992

Improvement District: 91

Page: 367

Original Amount: \$32.95 plus interest

Unpaid Balance: \$77.02 plus interest

15. Subject to the re-recording of Warranty Deed recorded July 28, 1998 in Volume M98, page 27641, Microfilm Records of Klamath County, Oregon, to add notary signature and seal.

16. Nuisance Abatement Lien, subject to the terms and provisions thereof;

Dated: July 27, 1994

Recorded: August 1, 1994

Volume: M94, page 23469, Microfilm Records of Klamath County, Oregon

Amount: \$1,606.25

17. A Judgment for the amount herein stated and any other amounts due;

Case No.: 89-1891CV

Entered: September 22, 1989

Amount: \$154.00

Debtor: Gordon and Margaret Johnson

Creditor: Klamath County

18. A Judgment for the amount herein stated and any other amounts due;

Case No.: 94-1630CV

Entered: April 29, 1994

Amount: \$500.00

Debtor: Margaret K. Johnson

Creditor: Klamath County Building Department

Transcribed from District Court Case No.: 93-2833CV

19. A Judgment for the amount herein stated and any other amounts due;

Case No.: 94-1631CV

Entered: April 29, 1994

Amount: \$750.00

Debtor: Margaret K. Johnson

Creditor: Klamath County Building Department

Transcribed from District Court Case No.: 94-72CV

~~20. We find unsatisfied judgments and/or liens docketed against a name similar to Leland Russell.~~

~~A Personal Property Tax Warrant for the amount herein stated, plus interest and statutory charges;~~

~~Warrant No: 94-1609~~

~~Recorded: September 8, 1994~~

~~Volume: M94, page 28156, Microfilm Records of Klamath County, Oregon~~

~~Amount: \$71.80 plus interest~~

~~Debtor: Leland and Catherine Russell~~

~~Creditor: Klamath County~~

21. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: July 21, 1998

Recorded: July 28, 1998

Volume: M98, page 27643, Microfilm Records of Klamath County, Oregon

Amount: \$21,000.00

Grantor: Linkville Investments, LLC

Trustee: Aspen Title & Escrow, Inc.

Beneficiary: David Scott-Johnson

CONTINUED

22. The effect, if any, of Appointment of Successor Trustee, subject to the terms and provisions thereof;

Dated: August 4, 1999

Recorded: August 17, 1999

Volume: M99, page 33049, Microfilm Records of Klamath County, Oregon

New Trustee: Peter J. Mozena

The instrument number referenced as a Trust Deed appears to be a Bargain and Sale Deed in which Margaret K. Johnson is the Grantor and David Scott Johnson is the Grantee.

23. The effect, if any, of Notice of Default, subject to the terms and provisions thereof;

Dated: August 31, 1999

Recorded: September 7, 1999

Volume: M99, page 35695, Microfilm Records of Klamath County, Oregon

The instrument number referenced as a Trust Deed appears to be a Bargain and Sale Deed in which Margaret K. Johnson is the Grantor and David Scott Johnson is the Grantee.

24. A copy of the Articles of Organization of Linkville Investments, L.L.C. (a limited liability company) along with its Operating Agreement and a certification as to the identity and authority of the persons who will be consummating the proposed transaction on behalf of the company must be furnished to AmeriTitle for examination. Please do so at least 10 days before closing.

25. A Judgment for the amount herein stated and any other amounts due;

Case No.: 99-593CV

Entered: April 6, 1999

Amount: \$500.00 plus interest

Debtor: Careen Powless

Creditor: Klamath County Building Department

26. A Judgment for the amount herein stated and any other amounts due;

Case No.: 99-594CV

Entered: April 6, 1999

Amount: \$500.00 plus interest

Debtor: Careen Powless

Creditor: Klamath County Building Department

* * * END * * *

State of Oregon, County of Klamath

Recorded 3/07/00, at 3:51 p.m.

In Vol. M00 Page 7337

Linda Smith,

County Clerk Fee \$ 36⁰⁰