

**OREGON WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That we, JOHN YOOST and LETA A. YOOST, husband and wife, (hereinafter collectively referred to as the "Grantor") convey and warrant to SHASTA VIEW PROPERTIES I, LLLP (hereinafter referred to as the "Grantee") and unto its successors and assigns forever, all of my interest in and to the following described real property located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 11 in Block 109, Buena Vista 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, Oregon.

SUBJECT TO: First Trust Deed (including terms and provisions) dated September 11, 1978 in Vol. M78, Page 19972 Microfilm Records of Klamath County, Oregon. Second Trust Deed (including terms and provisions) dated March 20, 1995 and recorded March 29, 1995 in Vol. 95, Page 7398 Microfilm Records of Klamath County, Oregon.

The Grantor covenants that Grantor is the owner of the above-described property free of all encumbrances, less and except a Trust Deed in favor of Edgar Nash Investments recorded June 19, 1995, in Volume M95, at Page 15942, and a Trust Deed in favor of Edgar Nash Investments recorded June 19, 1995, in Volume M95, at Page 15945, the balance of which Grantee herein assumes and agrees to pay.

The Grantor will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The actual consideration for this transfer is \$0.00 (transfer to partnership).

EXECUTED this 10<sup>th</sup> day of April, 2000.

John Yoost  
John Yoost

Leta A. Yoost  
Leta A. Yoost

ACKNOWLEDGMENT

STATE OF ARKANSAS)

COUNTY OF Pulaski

BE IT REMEMBERED, that on this day personally appeared before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, JOHN YOOST and LETA A. YOOST, to me well known, and acknowledged to me that each had executed the foregoing instrument for the consideration and purposes therein set forth.

WITNESS my hand and seal this 10<sup>th</sup> day of April, 2000.

Rachelle N. Miller  
Notary Public

My Commission Expires:

March 18, 2006

RACHELLE N. MILLER  
NOTARY PUBLIC, STATE OF ARKANSAS  
QUALIFIED IN PULASKI COUNTY  
COMMISSION EXPIRES MARCH 18, 2006

This instrument prepared by:

*per:* JEWELL, MOSER, FLETCHER & HOLLEMAN,  
A Professional Association  
111 Center Street, Suite 1250  
Little Rock, Arkansas 72201  
Telephone: (501) 376-8250

By: Keith Moser  
Arkansas Bar No. 81122

BKM:rnm:BKM8101

Unofficial  
Copy

**CERTIFICATE OF COMPLIANCE  
WITH THE  
REAL ESTATE TRANSFER TAX LAW**

  X   I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

       No tax is due.

       The instrument is exempt as follows: (check one)

The real property transfer tax imposed by this Act (Ark. Code Ann. §26-60-101 -- 26-60-112 (1987)) shall not apply to transfers of the following:

- (1) Transfers to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions thereof;
- (2) Any instrument or writing given solely to secure a debt;
- (3) Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of tax having been paid at the time of the previous recordation;
- (4) Instruments conveying land sold for delinquent taxes;
- (5) Instruments conveying a leasehold interest in land only;
- (6) Instruments, including timber deeds, which convey or grant the right to remove timber from lands if such instruments grant or convey the right to remove such timber for a period of not to exceed twenty-four (24) months.
- (7) Instruments given by one party in a divorce action to the other party to the divorce action as a division of marital property whether by agreement or order of the court.

- \_\_\_\_\_ (8) Instruments given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- \_\_\_\_\_ (9) Instruments given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.

GRANTOR:

JOHN YOOST AND LETA A. YOOST

GRANTEE:

SHASTA VIEW PROPERTIES I, LLLP

By: Leta Ann Yoost,  
General Partner111 Center Street, Suite 1250  
Little Rock, Arkansas 72201111 Center Street, Suite 1250  
Little Rock, Arkansas 72201

BKM:rnm:BKM8102

State of Oregon, County of Klamath  
Recorded 04/13/00, at 2:36 p. m.  
In Vol. M00 Page 12088  
**Linda Smith,**  
County Clerk Fee \$ 41.00