

02 DEC 26 AM 10:34



After recording return to:

OZ Investment, LLC
13500 SW 72nd Ave
Portland, OR 97223

Until a change is requested all tax statements shall be sent to the following address:

OZ Investment, LLC
SAME AS ABOVE

Escrow No. K59086L
Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 75400

State of Oregon, County of Klamath
Recorded 12/26/2002 10:34 a. m.
Vol M02, Pg 75400
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

STATUTORY WARRANTY DEED

Washburn Enterprises, Inc., an Oregon Corporation, Grantor, conveys and warrants to OZ Investment, LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

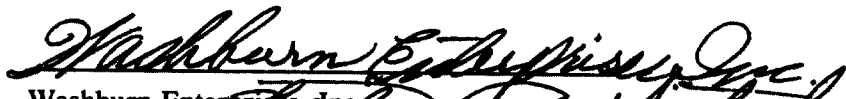
Lot 3 of Block 2, Tract 1249, Resubdivision of Lot 4, Block 1, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$25,613.00 (Here comply with the requirements of ORS 93.030)

Dated this 14th day of November, 2002


Washburn Enterprises, Inc.

STATE OF OREGON
County of Klamath } ss.

This instrument was acknowledged before me on this 14 day of November, 2002
by Washburn Enterprises, Inc.


Notary Public for Oregon

My commission expires: 3-27-06

