



NTZ- 61531KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Le-BELLA, LLC, an Oregon Limited Liability  
Company

2340 WATSON STREET  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 08/08/2003 11:01 a m  
Vol M03 Pg 57230  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

Le-BELLA, LLC, an Oregon Limited Liability  
Company

2340 WATSON STREET  
KLAMATH FALLS, OR 97603

Escrow No. MT61531-KR

## WARRANTY DEED

and **NORMA V. NORTHCUTT**

LESLIE E. NORTHCUTT/Grantor(s) hereby grant, bargain, sell, warrant and convey to Le-BELLA, LLC, an Oregon Limited Liability Company, 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:

### LEGAL DESCRIPTION

#### PARCEL 1

The N1/2 of Lots 1 and 2 and all of Lot 3 in Block 11 of NORTH KLAMATH FALLS 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.

#### PARCEL 2

The S1/2 of Lots 1 and 2 and All of Lots 7 and 8 in Block 11 of NORTH KLAMATH FALLS 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.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

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.

The true and actual consideration for this conveyance is ~~The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor.~~ \$300,000.00

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.

Dated this 1<sup>st</sup> day of August, 2003.

Leslie E. Northcutt  
LESLIE E. NORTHCUTT

Norma V. Northcutt  
NORMA V. NORTHCUTT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 1, 2003 by LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/18/2003