



First American Title Insurance Company of Oregon

CRATER TITLE DIVISION

Main Office
300 West Main • P.O. Box 250
Medford, Oregon 97501
(541) 779-7250 • FAX (541) 779-4013

State of Oregon, County of Klamath
Recorded 09/02/2003 12:08 p.m.
Vol M03 Pg 64724-25
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

1st 252803

Order # 20022555DJ

WARRANTY DEED (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That West Coast Ventures Inc., an Oregon corporation, duly organized and existing under the laws of the State of Oregon, grantor in consideration of Two Hundred Fifteen Thousand And 00/100 DOLLARS \$215,000.00 to it paid by Ron Converse and Chris Converse, Husband and Wife, as tenants by the entirety, grantee does hereby grant, bargain, sell and convey to said Grantee(s), their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the county of Klamath, and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

To Have and to Hold the above described and granted premises unto the said Grantees, their heirs and assigns forever.

And the grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances, SUBJECT TO:

Real Property and/or Mobile Homes taxes for 2003-2004 are now a lien but not yet payable. Liens and Assessments of Klamath Project and Enterprise Irrigation District, and regulations contracts, easements, water and irrigation rights in connection therewith. Any unpaid regulation and assessments of Enterprise Irrigation District, South Suburban Sanitary District and North Shasta Lighting District. Trust Deed recorded in Vol. M97 page 33616, Klamath County, Oregon, which buyers hereby agree to assume and pay. Trust Deed recorded in Volume M95 page 4890 records of Klamath County, Oregon.

and that it will and its successors shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

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.

Done by order of the Board of Directors, with the seal of said Corporation this 29th day of August, 2003.

West Coast Ventures Inc.

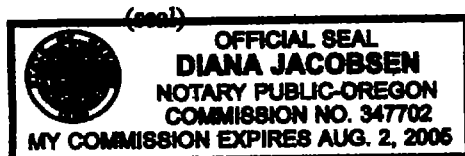
Randall W. Wallin
Randall Wallin

STATE OF OREGON)

) ss.

County of Jackson)

The foregoing instrument was acknowledged before me this 20th day of August,
by Randall W. Wallin President
and by _____
of West Coast Ventures Inc., a corporation, on behalf of the corporation.



Diana Jacobsen
Notary Public for Oregon
My commission expires: 08/02/05

Until a change is requested,
send all tax statements to:
Grantee at:
587 N. 6th Street
Central Point, OR 97502

Return document to:
First American Title Insurance Co.
300 W. Main Street, P.O. Box 250
Medford, OR 97501

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" EXHIBIT A "

64725

LOTS 5 AND 6 IN BLOCK 6, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF GARY STREET.

Unofficial
Copy