

LIMITED WARRANTY DEED

THIS INDENTURE, made this 23 day of September, 2003, between R. MICHAEL SOUTHER, acting herein as Trustee of the Estate of MYRTICE M. DOUGLAS and RALPH D. DOUGLAS, SR., Debtors in Chapter 7 Bankruptcy Case No. 02-20085-LWD, pending in the United States Bankruptcy Court for the Southern District of Georgia, party of the first part, and JAMES F. DOUGHERTY and PHYLLIS J. DOUGHERTY, husband and wife, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, and convey unto the said party of the second part, his heirs and assigns the following described property, to-wit:

[See Exhibit "A" annexed hereto and incorporated herein by reference]

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, his heirs and assigns, against any and all claims of party of the first part and persons claiming under, by, or through the said party of the first part.

Said sale was authorized by the United States Bankruptcy Court for the Southern District of Georgia by Order dated September 10, 2003, a copy of which is attached hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Deborah K. Lapp
WITNESS
James F. Dougherty
NOTARY PUBLIC
My Commission Expires June 8, 2005

Notary Public, Glynn County, Georgia
My Commission Expires June 8, 2005

State of Oregon, County of Klamath
Recorded 09/26/03 3:44 p.m.
Vol M03 Pg 71936-37
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

R. Michael Souther
R. MICHAEL SOUTHER, Trustee

Return to:
James Dougherty
5428 Singing Hills Drive
Las Vegas, NV 89130

26.00

EXHIBIT "A"

Lot 22 in Block 1 Oregon Shores Subdivision - Tract #1053, in the County of Klamath, State of Oregon as shown on the maps filed on October 3, 1973, in Volume 20, pages 21 and 22 of Maps in the office of the County recorder of said County.

and

Lot 23 in Block 1 Oregon Shores Subdivision - Tract #1053, in the County of Klamath, State of Oregon as shown on the maps filed on October 3, 1973, in Volume 20, pages 21 and 22 of Maps in the office of the County Recorder of said County.

Rms