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NTC-65536 KR



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State of Oregon, County of Klamath
Recorded 08/23/2004 2:52 p m
Vol M04 Pg 40536
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESERVED

After recording return to:
ZAKOUR INVESTMENTS, LLC, an Oregon
limited liability company
541 Diego Court
Central Point, OR 97502

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

ZAKOUR INVESTMENTS, LLC, an Oregon
limited liability company
541 Diego Court
Central Point, OR 97502

Escrow No. MT65536-KR

STATUTORY WARRANTY DEED

DOUBLE DOWN INVESTMENTS, L.L.C., an Oregon limited liability company, Grantor(s) hereby convey and warrant to ZAKOUR INVESTMENTS, LLC, an Oregon limited liability company, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 9 and 10 in Block 6 of Tract 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-020BD-03800-000 Key No: 170228
Tax Account No: 3809-020BD-03700-000 Key No: 170237

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$494,075.00.**

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 16th day of June, 2004.

DOUBLE DOWN INVESTMENTS, L.L.C., an Oregon limited liability company

BY: [Signature]
DAN ZAKOUR, MEMBER

BY: [Signature]
KEN GRASSMAN, MEMBER

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 16, 2004 by DANIEL J. ZAKOUR & KEN GRASSMAN, Members of DOUBLE DOWN INVESTMENTS, L.L.C., an Oregon limited liability company.

DANIEL J.

[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007



2600 am

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Oregon)
COUNTY OF Marion) SS



On this 21st day of June, 2004, before me, the undersigned Notary Public, personally appeared Ken Grassman, to me known to be the individuals described in and who executed the attached document, and acknowledged that they signed this document as their free and voluntary act and deed, for the uses and purposes herein mentioned.

By Rhonda M Bliss
Notary Public in and for the State of OR

Residing at Salem, OR
My commission expires 9.30.06