

04 JUN 30 PM 3:29

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After Recording Return to:

RODNEY SCOTT GREEN

P.O. Box 796

Merrill, OR 97633

State of Oregon, County of Klamath

Recorded 06/30/2004 3:29 p m

Vol M04 Pg 43070-71

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen 59461MA
WARRANTY DEED
(INDIVIDUAL)

RBO PROPERTIES LLC, an Oregon Limited Liability Company, herein called Grantor, convey(s) to RODNEY SCOTT GREEN, herein call Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage **AND** a Trust Deed, Financing Statement and Assignment of Rent, including the terms and provisions thereof, recorded February 23, 1999, in Book M-99, Page 6216, and March 10, 2003 in Book M03, Page 14095, and March 21, 2003 in Book M03, Page 17160, respectively, Official Records of Klamath County, Oregon, which Trust Deed, Financing Statement and Assignment of Rents the Grantee herein **does not agree to assume and pay**, and Grantor hereby holds Grantee harmless therefrom. Grantor further states that said Trust Deed, Financing Statement and Assignment of Rents shall be paid in full at the time of, or prior to, payment in full of the All-inclusive Note from Grantee herein in favor of Grantor herein secured by the All-inclusive Trust Deed being recorded immediately subsequent to the recording of this Deed.

and will
warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$110,000.00.**
(here comply with the requirements of ORS 93.930)

R.S.A.
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: June 25, 2004

RBO Properties LLC, an Oregon Limited Liability Company

Michael D. Romtve

Jon K. O'Donnell

STATE OF OREGON, County of Klamath) ss.

On June 30, 2004 personally appeared the above named Michael D. Romtve and Jon K. O'Donnell
as authorized signers of RBO Properties, LLC.

Before me:

Marlene T. Addington
Notary Public for Oregon
My commission expires: **March 22, 2005**

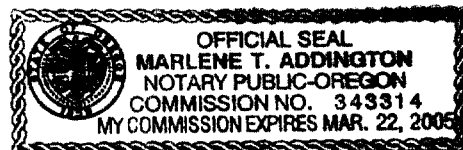
This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00059461



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Exhibit A

A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is 40 feet South and 277 feet East of the corner common to Sections 1, 2, 11 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East along the South line of Front Street in the City of Merrill, a distance of 111.5 feet; thence South to the North bank of Lost River; thence Southwesterly along said river to a point lying South of the true point of beginning; thence North to the true point of beginning.

Unofficial
Copy