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04 SEP 8 AM 8:41

DAVID RAGAN & KIMBERLY L. RAGAN
4290 CAUGHLIN PKWY #358
RENO, NV 89509

Grantor's Name and Address
VISTA EQUITIES, INC.

2201 W. LAKE MEAD BLVD, STE 503
LAS VEGAS, NV 89128

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

VISTA EQUITIES, INC.

8502 E. CHAPMAN, STE 213

ORANGE, CA 92369

Until requested otherwise, send all tax statements to (Name, Address, Zip):

VISTA EQUITIES, INC.

2201 W. LAKE MEAD BLVD, STE 503

LAS VEGAS, NV 89128

SPACE RESERVED
FOR
RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 09/08/04 8:41 a.m.

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Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID RAGAN & KIMBERLY L. RAGAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

VISTA EQUITIES INC.

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LOT 13, BLOCK 1, TRACT 1027 OF MT. SCOTT MEADOWS

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

THOSE OF RECORD

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 2000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

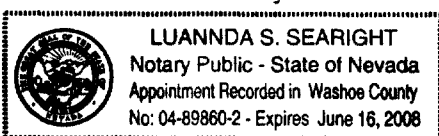
In witness whereof, the grantor has executed this instrument on 8-27-04; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

David Ragan
Kimberly L. Ragan

NEVADA
STATE OF OREGON, County of WASHOE) ss.

This instrument was acknowledged before me on
by DAVID RAGAN & KIMBERLY L. RAGAN



Notary Public for Oregon

My commission expires

June 16th, 2008