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04 SEP 8 AM 8:41

EARTHPIC LLC

4790 CAUGHLIN PKWY #358

RENO, NV 89509

Grantor's Name and Address

VISTA EQUITIES INC.

7201 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.

7201 W. LAKE MEAD BLVD, STE 503

LAS VEGAS, NV 89128

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SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/08/04 8:41a m

Vol M04 Pg 59786-87

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that EARTHPIC LLC

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:

SEE ATTACHMENT "A" FOR LIST OF LEGAL DESCRIPTIONS

(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 \$13,000.00. 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.

NEVADA

STATE OF OREGON, County of WASHOE ss.

This instrument was acknowledged before me on

by

DAVID RAGAN, MEMBER, EARTHPIC LLC



LUANNA S. SEARIGHT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-89860-2 - Expires June 16, 2008

Notary Public for Oregon

My commission expires

June 16th, 2008

59787

ATTACHMENT A

STATE OF OREGON, COUNTY OF KLAMATH

LOTS 1 & 2 BLOCK 7 TRACT NO. 1027 MT. SCOTT MEADOWS (APN: R80655 &
R80815)

AND

LOTS 1, 2, & 3 BLOCK 24 TRACT NO. 1027 MT. SCOTT MEADOWS (APN: R83581,
R83572, & R83563)

AND

LOT 11 BLOCK 26 TRACT NO. 1027 MT. SCOTT MEADOWS (APN: R81495)