

After Recording Return to:

FOLLOW THE RHINO INVESTMENTS LLC139 Jefferson St.
Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 10/08/04 11:23 mVol M04 Pg 68474

Linda Smith, County Clerk

Fee \$ 21⁰⁰ # of Pgs 1

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

Aspen Title & Escrow, Inc.
WARRANTY DEED
(INDIVIDUAL)

CHERYL K. ROBERTS, herein called Grantor, convey(s) to **FOLLOW THE RHINO INVESTMENTS LLC**, an Oregon Limited Liability Company, herein call Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The Northwesterly 50 feet of Lot 6, Block 43, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 6, Block 43, First Addition to the City of Klamath Falls, Oregon; thence Southerly along the Easterly line of Fifth Street 50 feet; thence Easterly at right angles to Fifth Street 52.1 feet; thence Northwesterly parallel with Fifth Street and along the lot lines of Lots 6 and 7 of said Block 43, 50 feet; thence Westerly along the Southerly line of the alley in said Block 43, 52.1 feet to the point of beginning.

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, including the terms and provisions thereof dated August 25, 2000, recorded September 1, 2000, in Book M-00, Page 32353, Mortgage records of Klamath County, Oregon, which Trust Deed the Grantee herein **does not agree to assume and pay**, and Grantor hereby holds Grantee harmless therefrom. And Grantor further states that said Trust Deed 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 **\$75,000.00**.
(here comply with the requirements of ORS 93.930)

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: October 5, 2004

Cheryl K. Roberts
CHERYL K. ROBERTS

STATE OF OREGON, County of Deschutes ss.

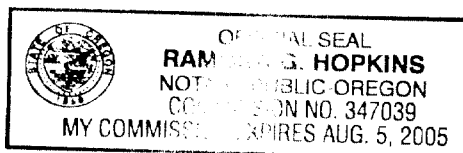
On October 7th, 2004 personally appeared the above named Cheryl K. Roberts who acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Ramona J. Hopkins
Notary Public for Oregon
My commission expires: Aug 5, 2005

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00060123



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