

## QUITCLAIM DEED

State of Oregon, County of Klamath  
 Recorded 02/18/2005 3:48p m  
 Vol M05 Pg 11328  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

Grantor: James M. Minix and Mary Jo Minix  
 4934 Grosbeak Drive  
 Klamath Falls, OR 97601  
 Grantee: 39 Main, LLC  
 4934 Grosbeak Drive  
 Klamath Falls, OR 9701  
 After recording,  
 return to: James R. Uerlings  
 Boivin, Uerlings & Dilaconi, P.C.  
 803 Main Street, Suite 201  
 Klamath Falls, OR 97601  
 o/c

KNOW ALL MEN BY THESE PRESENTS, that James M. Minix and Mary Jo Minix, hereinafter called grantors, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto 39 Main, LLC, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantors' right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The West 40 feet of Lot 1 in Block 23 ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E ½ of vacated Cedar Street, which inured thereto and adjoins the above described property. This property is free from liens and encumbrances, EXCEPT: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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

The true and actual consideration paid for this transfer is other good and valuable consideration, which is the whole of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

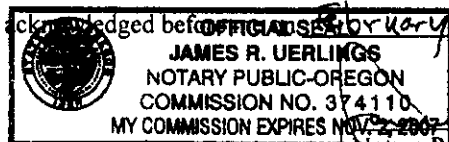
IN WITNESS WHEREOF, the grantors have executed this instrument this 18 day of February, 2005; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.

James M. Minix  
 James M. Minix

Mary Jo Minix  
 Mary Jo Minix

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 18, 2005, by James M. Minix and Mary Jo Minix.



James R. Uerlings  
 Notary Public for Oregon  
 My Commission Expires:

21/