

05 MAR 16 PM 3:22

MTC-13910-68338 TM



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State of Oregon, County of Klamath
Recorded 03/16/2005 3:22 p m
Vol M05 Pg 17302
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESE

After recording return to:

Agave Properties LLC

P.O. Box 591

MEDFORD, OR 97501

Until a change is requested all
tax statements shall be sent to
The following address:

Agave Properties LLC

P.O. Box 591

MEDFORD, OR 97501

STATUTORY WARRANTY DEED

SCOTT A. ROBERTS, KIMBERLY F. ROBERTS, DEREK W. SHETTERLY AND CHRISTINA E.E. SHETTERLY, Grantor(s) hereby convey and warrant to **AGAVE PROPERTIES LLC**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

LOTS 24 AND 25 IN BLOCK 6 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON,
TAX ACCOUNT NO: 3909-002CA-04800-000 KEY NO: 518791

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$00.00.

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.

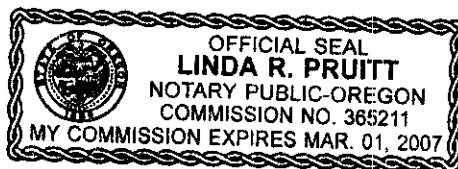
Dated this 8 day of March, 2005

SCOTT A. ROBERTS
SCOTT A. ROBERTS

KIMBERLY F. ROBERTS
KIMBERLY F. ROBERTS

DEREK W. SHETTERLY
DEREK W. SHETTERLY

CHRISTINA E.E. SHETTERLY
CHRISTINA E.E. SHETTERLY



State of Oregon
County of JACKSON

This instrument was acknowledged before me on Mar 8, 2005 by SCOTT A, ROBERTS, KIMBERLY F. ROBERTS, DEREK W. SHETTERLY AND CHRISTINA E.E. SHETTERLY.

Linda R. Pruitt
(Notary Public for Oregon)

My commission expires 3-1-07

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.