'05 APR 5 PM3:46

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/05/2005 _3:46_ P m
Vol M05 Pg _23437-38_
Linda Smith, County Clerk
Fee $ _26.00_ # of Pgs __2__

After recording return to:
Victoria Properties, Inc.
PO Box 759
Jacksonville, OR 97530

Until a change is requested all tax statements
shall be sent to the following address:
Victoria Properties, Inc.
PO Box 759
Jacksonville, OR 97530

File No.: 7021-539288 (SAC)
Date: March 14, 2005

STATUTORY WARRANTY DEED

Five Development, LLC, Grantor, conveys and warrants to **Victoria Properties, Inc.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 33, 34, 42 & 46, TRACT 1428, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1.   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.

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.

The true consideration for this conveyance is **$164,100.00.** (Here comply with requirements of ORS 93.030)

Dated this __14th__ day of __March__ , 20__05__.

23438

APN: **890842**

Statutory Warranty Deed
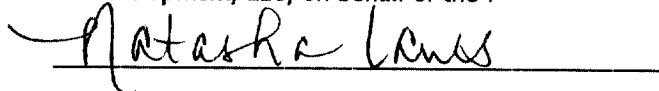- continued

File No.: **7021-539288 (SAC)**
Date: **03/14/2005**

Five Development, LLC

James P. Servoss
By: James Servoss, Managing Member

OFFICIAL SEAL
NATASHA LAWS
NOTARY PUBLIC - OREGON
COMMISSION NO. 348065
MY COMMISSION EXPIRES AUG. 20, 2005

STATE OF   Oregon   )
)ss.
County of   ~~Klamath~~ JACKSON)

This instrument was acknowledged before me on this __14__ day of __MARCH__, 20__05__
by James Servoss as Managing Member of Five Development, LLC, on behalf of the .

Natasha Laws

Notary Public for Oregon
My commission expires:

Page 2 of 2