

05 APR 29 PM 3:15

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After Recording Return to:

PEAR STREET VENTURES LLC

2756 Camera Dr.
Lincoln, CA. 95648

State of Oregon, County of Klamath
Recorded 04/29/2005 3:16 pm
Vol M05 Pg 30991-92
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements
Shall be sent to the person & address above.

ASPDH60357 NA
WARRANTY DEED
(INDIVIDUAL)

MICHAEL H. COLLINS and KELLY J. COLLINS, husband and wife, herein called Grantors, convey(s) to
PEAR STREET VENTURES LLC, a California Limited Liability Company, herein called Grantee, all that
real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 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 \$600,000.00.
(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: April 25, 2005

Michael H. Collins
MICHAEL H. COLLINS

Kelly J. Collins
KELLY J. COLLINS

STATE OF OREGON, County of Klamath) ss.

On April 27, 2005, personally appeared the above named MICHAEL H. COLLINS and KELLY J.
COLLINS and acknowledged the foregoing instrument to be **their** voluntary act and deed.

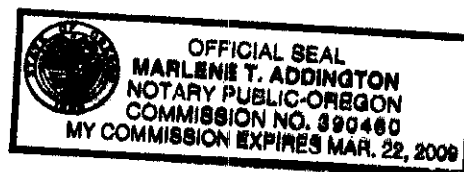
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060357

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2009

Official Seal



2000

Exhibit A**PARCEL 1:**

Lots 1 and 2, Block 2, MILLS GARDENS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the South 70 feet of Lots 1 and 2 (as measured along the West line of Lot 2) Block 2, MILLS GARDENS ADDITION (the North line to be parallel and 70 feet from when measured at right angles to the South line of Lots 1 and 2).

TOGETHER WITH that portion of vacated Pear Street described as follows:

Beginning at the Northwest corner of Lot 2, Block 2, MILLS GARDENS; thence North on the West line of Lot 2 extended a distance of 20 feet; thence North $89^{\circ} 45'$ East a distance of 53.5 feet; thence South $21^{\circ} 40'$ East a distance of 21.48 feet; thence South $89^{\circ} 45'$ West on the South line of said Pear Street, a distance of 61.4 feet to the point of beginning.

PARCEL 2:

Lots 1, 2, 3, 4 and the Easterly half of Lot 5, Block 1, MILLS GARDENS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH the half vacated portion of Pear Street adjacent to Lot 1.