

05 MAY 04 11:04

MT-69388 LW



Vol M05 Page 31671

State of Oregon, County of Klamath
Recorded 05/03/2005 11:04a m
THIS SPACE RE: Vol M05 Pg 31671
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
WINNING COMBO LLC, OREGON LIMITED
LIABILITY COMPANY
602 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

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

WINNING COMBO LLC, OREGON LIMITED
LIABILITY COMPANY
602 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

Escrow No. MT69388-LW

STATUTORY WARRANTY DEED

JOHN R. TURNAGE, Grantor(s) hereby convey and warrant to **WINNING COMBO LLC, OREGON LIMITED LIABILITY COMPANY**, 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:

The Southerly 38.2 feet of Lots 30 and 31, Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033AB-13500-000 Key No: 417604

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 **\$95,000.00**.

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.

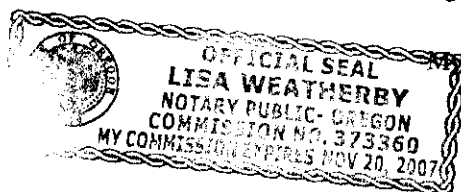
Dated this 28 day of April, 2005.

JOHN R. TURNAGE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 28, 2005 by JOHN R. TURNAGE.

(Notary Public for Oregon)



My commission expires 11/20/07

2/00
aw