

05 MAY 03 AM 11:04

MT69360 MS



Vol M05 Page 31679

State of Oregon, County of Klamath
Recorded 05/03/2005 11:04a m
Vol M05 Pg 31679
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESER

After recording return to:
Winning Combo, LLC, an 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, an Oregon Limited
Liability Company
602 Pacific Terrace
Klamath Falls, OR 97601

Escrow No. MT69360-MS

STATUTORY WARRANTY DEED

Benny G. Armstrong and Dorothy P. Armstrong, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Winning Combo, LLC, an 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:

UNIT 10845 (Kincheloe Avenue) TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS, STAGE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-03400-90112-000 Key No.: 883674

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 **\$90,000.00**.

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.

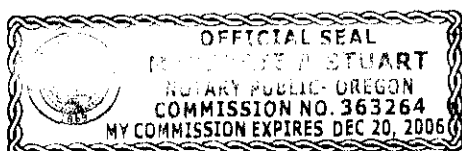
Dated this 2nd day of May, 2005

Benny G. Armstrong

Dorothy P. Armstrong

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5/2, 2005 by Benny G. Armstrong and Dorothy P. Armstrong.



(Notary Public for Oregon)
My commission expires 12/20/06

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