

MTZ-69520 SH

Vol M05 Page 38542

State of Oregon, County of Klamath
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Linda Smith, County Clerk
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05 MAY 25 PM 03:14

WHEN RECORDED MAIL TO:

Sharyl Walker, Esq.
1111 Tahquitz Canyon, Ste. 117
Palm Springs, CA 92262

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DENNIS S. AVERY, Individually and as Trustee of THE AVERY FAMILY GOVERNANCE TRUST UDT 12/16/97,

hereby remises, releases and forever quitclaims all of his right, title and interest in and to SIXTH STREET PROPERTIES, LLC, a dissolved Oregon limited liability company and all assets of said limited liability company as well as his interest in and to the real property in the County of Klamath, State of Oregon, described as:

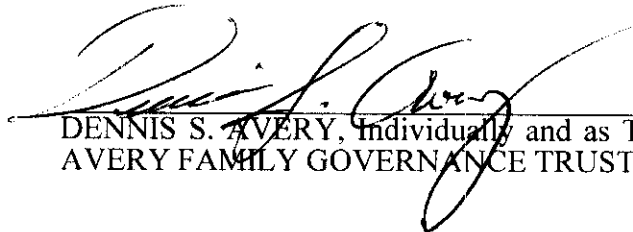
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY THIS REFERENCE

to

SARITA AVERY, as Trustee of THE SARITA AVERY LIVING TRUST DATED SEPTEMBER 21, 2001,

**Property Address: 4646 South Sixth Street,
Klamath Falls, Oregon**

Dated: 5-16-05


DENNIS S. AVERY, Individually and as Trustee of THE
AVERY FAMILY GOVERNANCE TRUST UDT 12/16/97

4100
mm

38543

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss.

On June 17, 2005, before me, Mary J. Burns, personally appeared DENNIS S. AVERY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mary J. Burns

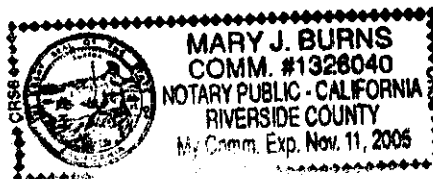
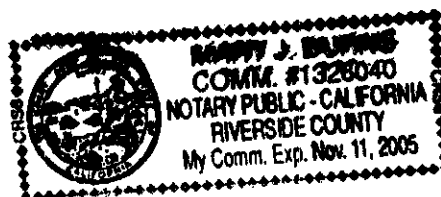


Exhibit A

38544

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A tract of land situated in the SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian:

PARCEL 1: Beginning at a point on the North right of way line of that portion of the Klamath Falls-Lakeview Highway known as South Sixth Street, which is North 0°35' West 40 feet from the Southwest corner of the SE¼NW¼; thence North 88°57' East along the North right of way line of said Highway 35 feet, and the true point of beginning; thence continuing North 88°57' East along said Highway 100 feet; thence North parallel to the West line of the SE¼NW¼, 111.2 feet to the Southeast corner of Deed recorded May 28, 1965, in Volume 362 page 101, Deed records of Klamath County, Oregon; thence South 88°57' West 100 feet; thence South parallel to the West line of the SE¼NW¼ 111.2 feet to the point of beginning.

PARCEL 2: Beginning at a point which is North 0°35' West 30.0 feet, and North 88°57' East, 135.0 feet, and North 0°35' West 111.22 feet from the Southwest corner of the SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing North 0°35' West, a distance of 50.0 feet; thence South 88°57' West a distance of 100 feet; thence South 0°35' East a distance of 50.0 feet; thence North 88°57' East a distance of 100.0 feet, more or less, to the point of beginning, being a portion of the W½W½SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 3: Beginning at a point North 0°35' West 191.2 feet from the Southwest corner of the SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, and thence continuing North 0°35' West a distance of 100 feet; thence North 88°57' East a distance of 135 feet; thence South 0°35' East 100 feet; thence South 88°57' West a distance of 135 feet to the point of beginning, being a portion of said SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian.

AFFIDAVIT

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The undersigned affiants hereby state:

1. We are the original two (2) Members of Sixth Street Properties, LLC, an Oregon limited liability company, Articles of Organization for which were filed with the Oregon Secretary of State on December 21, 1998.

2. An Operating Agreement for Sixth Street Properties, LLC, was never entered into.

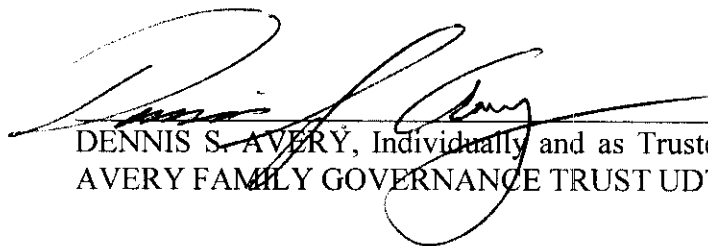
3. As part of their divorce settlement, the undersigned DENNIS S. AVERY previously relinquished, released and transferred all of his right, title and interest in and to Sixth Street Properties, LLC, and in all assets of Sixth Street Properties, LLC (including, without limitation, that certain real property located at 4646 South Sixth Street, Klamath Falls, Oregon) to SARITA AVERY, who, in turn, assigned all of her right, title and interest in and to Sixth Street Properties, LLC to SARITA AVERY, Trustee, THE SARITA AVERY LIVING TRUST DATED SEPTEMBER 27, 2001 (of which the undersigned Sarita Avery is the sole Trustee).

4. Articles of Dissolution for Sixth Street Properties, LLC, were filed with the Oregon Secretary of State on March 16, 2001.

The affiants affirm under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

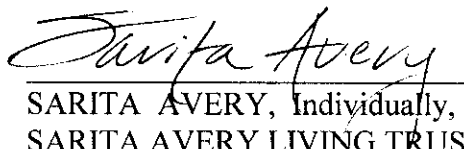
DATED

May 16 '05


DENNIS S. AVERY, Individually and as Trustee of THE
AVERY FAMILY GOVERNANCE TRUST UDT 12/16/97

DATED

May 16, 2005


SARITA AVERY, Individually, and as Trustee of THE
SARITA AVERY LIVING TRUST DATED SEPTEMBER
21, 2001

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

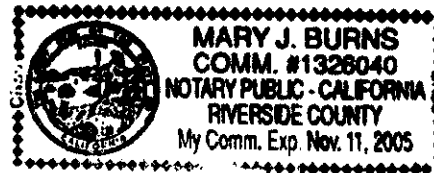
ss.

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Subscribed and sworn to (or affirmed) before me on this 17th day of May, 2005, by DENNIS S. AVERY, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

WITNESS my hand and official seal.

Mary J. Burns
NOTARY PUBLIC



STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

Subscribed and sworn to (or affirmed) before me on this 16th day of May, 2005, by SARITA AVERY, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

WITNESS my hand and official seal.

Elaine A. Wazney
NOTARY PUBLIC

