

05 JUN 14 PM 3:10

mtc-68 266m

THIS SPACE RESERVED FOR RECORDER'S USE

OAKWOOD ACCEPTANCE CORPORATION,
LLC

7800 MCCLOUD ROAD
GREENSBORO, NC 27409

Grantor's Name and Address

MATTHEW WALTER
18150 SPRAGUE RIVER ROAD
CHILOQUIN, OR 97624

Grantee's Name and Address

After recording return to:

MATTHEW WALTER
18150 SPRAGUE RIVER ROAD
CHILOQUIN, OR 97624

Until a change is requested all
tax statements shall be sent to

The following address:

MATTHEW WALTER
18150 SPRAGUE RIVER ROAD
CHILOQUIN, OR 97624

Escrow No. MT68266-TM

Vol M05 Page

44501

State of Oregon, County of Klamath

Recorded 06/14/05 3:10 PM

Vol M05 Pg 44501-02

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That OAKWOOD ACCEPTANCE CORPORATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MATTHEW WALTER, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of February, 2005. if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

OAKWOOD ACCEPTANCE CORPORATION, LLC, BY: *Lonnie Hicks* P&A

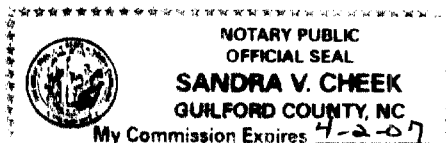
BY:

MARY DISTASIO, FIELD MANAGER
RONNIE HICKS, ASST SECRETARY

State of

County of

NC
Guilford



This instrument was acknowledged before me on Feb 23, 2005 by OAKWOOD ACCEPTANCE CORPORATION, LLC.

RONNIE HICKS, AS ASST. SECRETARY OF

Sandra V. Cheek
(Notary Public)

My commission expires 4-2-07

2600 am

EXHIBIT A

44502

Lot 10 in Block 85 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3711-023A0-00800-000

Key No: 391579