

05 JUN 15 AM 10:52

MTL-70124 PS



Vol M05 Page 44774

State of Oregon, County of Klamath  
Recorded 06/15/05 10:52 a.m  
Vol M05 Pg 44774-75  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RES

After recording return to:  
SOUTH VALLEY BANK & TRUST,  
CUSTODIAN FBO JAMES DAVID SELIM IRA  
PO BOX 5210  
KLAMATH FALLS, OR 97601

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

SOUTH VALLEY BANK & TRUST,  
CUSTODIAN FBO JAMES DAVID SELIM IRA  
PO BOX 5210  
KLAMATH FALLS, OR 97601

Escrow No. MT70124-PS

### STATUTORY WARRANTY DEED

**PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company, Grantor(s) hereby convey and warrant to SOUTH VALLEY BANK & TRUST, an Oregon banking corporation, its successors and assigns, CUSTODIAN FBO JAMES DAVID SELIM ROLLOVER IRA, 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:**

Lots 7 and 8, Tract 1424-GRAY ROCK PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**GRANTOR warrants, represents and covenants that there is and has been no discharge or disposal on the property of any hazardous or toxic wastes or substances (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) or contamination of the property by any such substances.**

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 **\$218,000.00.**

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 8th day of JUNE, 2005

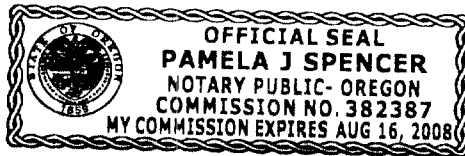
PARADISE HILL DEVELOPMENT, L.L.C.

BY:

L. Frank Goodson  
L. FRANK GOODSON, MEMBER

BY:

Mark R. Wendt  
MARK R. WENDT, MEMBER



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 9, 2005 by L. FRANK GOODSON, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2008

260 am

STATE OF OREGON  
COUNTY OF KLAMATH

44775

This instrument was acknowledged before me on June 8, 2005, by  
Mark R. Wendt, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon  
limited liability company.

Pamela J Spencer  
Notary Public for Oregon

My commission expires: 8/16/2008

