

05 JUN 24 PM 12:00

Vol M05 Page 47836



After recording return to:
VORO Properties, LLC
535 Main St.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
VORO Properties, LLC
535 Main St.
Klamath Falls, OR 97601

File No.: 7021-576507 (SAC)
Date: June 14, 2005

THIS SPA

State of Oregon, County of Klamath
Recorded 06/24/05 12:03 p.m.
Vol M05 Pg 47836-38
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Christopher C. Boivin and Courtney Boivin-Weisbaum, as tenants in common., Grantor,
conveys and warrants to **VORO Properties, LLC**, Grantee, the following described real property free of
liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 21 day of June, 2005.

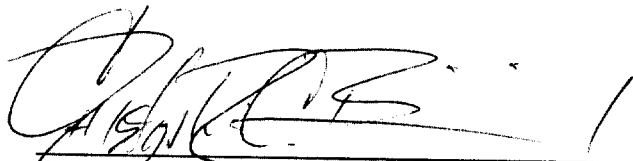
31FJ


47837

APN: R412805

Statutory Warranty Deed
- continued

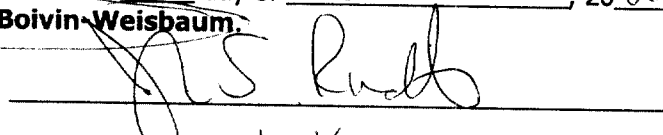
File No.: 7021-576507 (SAC)
Date: 06/14/2005


Christopher C. Boivin


Courtney Boivin-Weisbaum

STATE OF ~~Oregon~~ ^{New York})
County of ~~Klamath~~ ^{Westchester}) ss.

This instrument was acknowledged before me on this 21st day of June, 2005
by **Christopher C. Boivin and Courtney Boivin-Weisbaum.**


Notary Public for ~~Oregon~~ ^{New York}
My commission expires: 3/12/2007

JOHN S. RAVELLO
Notary Public, State of New York
No. 01R10055856
Qualified in Westchester County
Commission Expires 03/12/2007

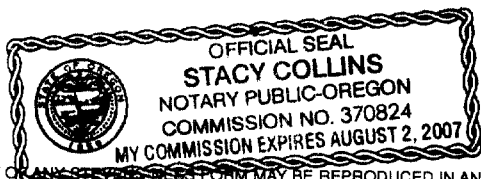
STATE OF OREGON,

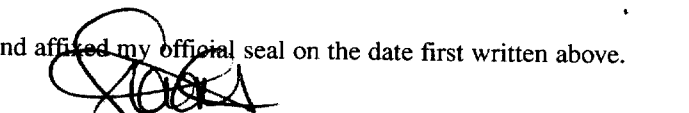
County of Klamath } ss.

On June 24, 2005 before me personally appeared Christopher C. Boivin

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.




Notary Public for Oregon
My commission expires 8-2-07

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

EXHIBIT A**LEGAL DESCRIPTION:**

Parcel 1: Beginning at the most Easterly corner of Lot 1 of Block 16 of Original Town of Linkville (now City of Klamath Falls), Oregon; thence Southwesterly along the Northerly line of Main Street 26 feet; thence Northwesterly at right angles to Main Street 100 feet; thence Northeasterly parallel with Main Street 26 feet to Sixth Street; thence Southeasterly along Sixth Street and along the Easterly line of said Lot 1 a distance of 100 feet to the place of beginning. and being the Easterly 26 x 100 feet of said Lot 1 of Block 16 of Original Town of Linkville (now City of Klamath Falls), Oregon, being situated in the NW 1/4 of NE 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian.

Parcel 2: the Westerly 26 feet of the Easterly 52 feet of the Southerly 100 feet of Lot 1, Block 16 in the Original Town of Klamath Falls, being that portion of Lot 1 in Block 16 of Linkville (now City of Klamath Falls), Oregon, more particularly described as follows: Beginning at a point on the North line of Main Street 26 feet Westerly from the Southeasterly corner of Lot 1, Block 16, in said town of Linkville (now City of Klamath Falls), Oregon; thence Westerly parallel with Main Street, 26 feet; thence Northerly at right angles to Main Street, 100 feet; thence Easterly and parallel with Main Street, 26 feet; thence Southerly at right angles to Main Street, 100 feet to the place of beginning.