

05 JUL 27 AM 11:00

MTL-70235 MS



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THIS SPACE RESERVED FOR RECORDER'S USE

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

State of Oregon, County of Klamath
Recorded 07/27/05 11:00 A m
Vol M05 Pg 57991
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

Winning Combo LLC, an Oregon Limited
Liabilty Company
602 Pacific Terrace
Klamath Falls, OR 97601

Escrow No. MT70235-MS
Title No. 0070235

STATUTORY WARRANTY DEED

Virginia A. Pruitt, Grantor(s) hereby convey and warrant to **Winning Combo LLC, an Oregon Limited Liabilty 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:

Lot 9 in Block 7, Tract No. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-014AB-05700-000

Key No: 569851

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 **\$145,000.00**.

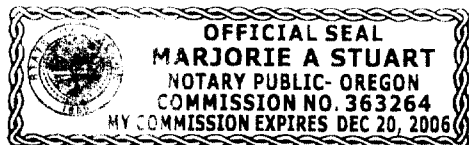
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 27th day of July, 2005

Virginia A. Pruitt
Virginia A. Pruitt

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/27, 2005 by Virginia A. Pruitt.



(Signature)
(Notary Public for Oregon)

My commission expires 12/20/06

Handwritten signature/initials