

05 JUL 20 PM 12:00

1st 616543

WARRANTY DEED -- STATUTORY FORM

McDOUGAL BROS. INVESTMENTS A PARTNERSHIP, Grantor,

conveys and warrants to

ALBERTS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

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

Tax Account No(s): R146791

Map/Tax Lot No(s): 2407-17C-800

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$20,000.00 .

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 27 day of July, 2005.


McDOUGAL BROS. INVESTMENTS

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on July 27th, 2005 by NORMAN McDOUGAL AS partner OF McDOUGAL BROS. INVESTMENTS.

Nadine Waterman
(Notary Public for Oregon)
My commission expires 6-25-07



After recording return to:
WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY
497 OAKWAY ROAD, SUITE 340
EUGENE, OR 97401

Until a change is requested all tax statements shall be sent to the following address:
ALBERTS DEVELOPMENT, LLC TODD M. ALBERTS
TODD M. ALBERTS
P.O. BOX 10545
EUGENE, OR 97440

TITLE NO. 50-0339205
ESCROW NO. 50-0339205

State of Oregon, County of Klamath
Recorded 07/29/05 12:00 pm
Vol M05 Pg 59066-67
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

20F

Exhibit "A"**59067**

Real property in the County of Klamath, State of Oregon, described as follows:

A portion of the NE 1/4 SW 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: A rectangular portion of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, described as follows: Commencing at a point where the North-South center line of said Section 17 intersects the Southwesterly line of the highway right of way of Oregon State Highway 58, thence along said Southwesterly line of said right of way in a generally Northwesterly direction a distance of 850 feet to a point which is the true point of beginning; thence at right angles to said highway right of way and in a generally Southwesterly direction 250 feet to a point; thence at right angles to said last course and in a generally Northwesterly direction a distance of 175 feet to a point; thence at right angles to said last course and in a generally Northeasterly direction a distance of 250 feet, more or less, to the said Southwesterly right of way line of said Oregon State Highway 58; thence along said Southwesterly line of said right of way in a generally southeasterly direction a distance of 175 feet, more or less to the point of beginning.

Tax Parcel Number: R146791