

1st 642749
WARRANTY DEED -- STATUTORY FORM

STEVEN W. GOODWIN, Grantor,

conveys and warrants to

JOSEPH H. LEDDY and MELINDA A. HOLMES, Grantee,

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

Lot 27 in Block 2 Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): 138666

Map/Tax Lot No(s): 2310-035B0-07900-000

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 \$49,900.00 .

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.

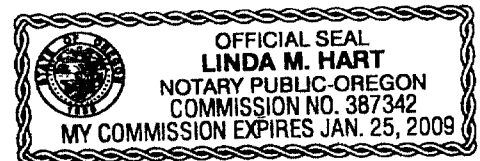
Dated this 17 day of August, 2005.

Steven W. Goodwin
STEVEN W. GOODWIN

STATE OF OREGON, COUNTY OF Linn) SS.

This instrument was acknowledged before me on August 17th, 2005 by STEVEN W. GOODWIN.

Linda M. Hart
(Notary Public for Oregon)
My commission expires 1-25-09



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
Joseph H. Leddy & Melinda A. Holmes
1201 Teelin Ave, Vista, ca 92603

TITLE NO. 642749
ESCROW NO. 14-0068505

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