



After recording return to:
Dominic Giordano
8820 E Langell Valley Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Dominic Giordano
8820 E Langell Valley Road
Bonanza, OR 97623

File No.: 7021-682947 (DMC)
Date: October 13, 2005

M05-66588

Klamath County, Oregon

10/14/2005 12:15:56 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Mt. Osborn Development, L.L.C., Grantor, conveys and warrants to **Dominic Giordano**, 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 **\$389,250.00**. (Here comply with requirements of ORS 93.030)

Dated this 13th day of October, 2005.

31F

APN: 610208

Statutory Warranty Deed
- continued

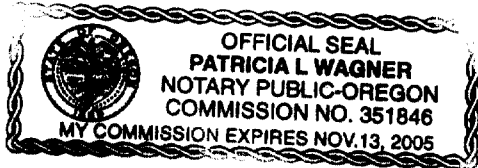
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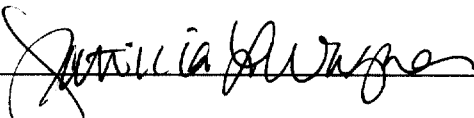
Mt. Osborn Development, L.L.C.


By: Tim Larkin

STATE OF Oregon)
)ss.
County of ~~Klamath~~ Deschutes)

This instrument was acknowledged before me on this 13th day of October, 2005
by Tim Larkin as Vice President of Mt. Osborn Development, L.L.C., on behalf of the Mt. Osborn
Development, LLC..




Notary Public for Oregon
My commission expires:

APN: 610208

Statutory Warranty Deed
- continued

File No.: 7021-682947 (DMC)
Date: 10/13/2005

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

Lots 1 and 2 and the S 1/2 NE 1/4 of Section 4, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, and also the S 1/2 SE 1/4 of Section 33, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING 2.4 acres more or less out of said S 1/2 SE 1/4 of Section 33 conveyed to U. S. A. for irrigation and/or drainage purposes by deed recorded in Deed Volume 69 page 263, records of Klamath County, Oregon.

Parcel 2:

The Easterly 20 feet of the NE 1/4 SW 1/4 and of the Northerly 20 feet of the East 20 feet of SE 1/4 SW 1/4 of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.