

**M05-70932**

Klamath County, Oregon

12/13/2005 08:44:55 AM

Pages 1 Fee: \$21.00

When recorded, mail deed and tax bill to:

Name

Toshiro Yamada, trustee of The Yamada Family Trust

7 Bridgeport Rd

Newport Coast, CA 92657

Space above this line for Recorder's use

### Grant Deed

The undersigned declares that the documentary transfer tax is \$9.35 computed for the full value of the interest on property conveyed in an unincorporated area. FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged-

Grantor Land Ventures, Inc. Hereby GRANTS to:

**Toshiro Yamada, trustee of The Yamada Family Trust**

**7 Bridgeport Rd** **Newport Coast, CA 92657** Grantee, the following described real property situated in the County of Siskiyou State of California described as:

**Parcel # 104-410-140**

**Lot No. 30 as said lot is shown on the map of Klamath River Country Estates, filed July 7, 1969, in Town Map Book 4, on pages 173 to 177, inclusive, official records of Siskiyou County, California.**

**Subject to that certain Declaration of Restrictions dated August 28, 1969, executed by Boise Cascade Properties, Inc. of Delaware, a Delaware corporation, and recorded on August 28, 1969, in book 581, Page 42, as Document No. 2346, official records of Siskiyou County Recorder, Siskiyou County, California.**

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and zoning existing and/or of record, and subject to any facts an accurate inspection and survey may reveal. Grantor DOES NOT WARRANT availability or improvement of streets or utilities or the cost of installation thereof, nor zoning, buildability, insurability, or any restrictions or fees that may be imposed by any governmental entity or property owners' association (if any). Excepting certain subsurface mineral rights of record, but without right to surface entry.

Date October 4, 2005

Signature of Grantor Brittney Bayley for Land Ventures, Inc.

Name of Grantor: Land Ventures, Inc.

State of UTAH

County of Salt Lake ) ss ACKNOWLEDGMENT

On October 4, 2005 before me, Jody Howcroft, personally appeared Brittney Bayley personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

