

M06-00748

Klamath County, Oregon

01/13/2006 11:16:22 AM

Pages 2 Fee: \$26.00

1st 736774

WARRANTY DEED -- STATUTORY FORM

KASHIN, AN OREGON LIMITED PARTNERSHIP, Grantor,

conveys and warrants to

MISTY GEORGE-DAVIDSON, 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): 150614

Map/Tax Lot No(s): 240836-DD-1200

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 \$240,000.00 .

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 10th day of January, 2006.

KASHIN, AN OREGON LIMITED PARTNERSHIP

BY:

JEFFREY SARGO,  
MANAGING MEMBER

CALIFORNIA

STATE OF ~~OREGON~~, COUNTY OF TUOLUMNE SS.

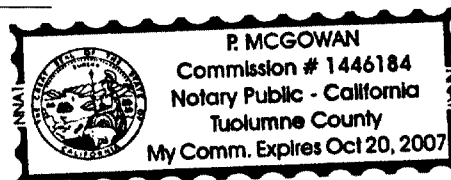
This instrument was acknowledged before me on January 10th, 2006 by ~~KASHIN, AN OREGON LIMITED PARTNERSHIP~~ JEFFREY SARGO managing member of Kashin.

frederick

(Notary Public for ~~Oregon~~) CALIFORNIA

My commission expires OCT. 20, 2007

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:

MISTY GEORGE-DAVIDSON  
or PO BOX 292  
Lapine OR 97739  
TITLE NO. 736774  
ESCROW NO. 14-0112405

**Exhibit "A"**

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

A portion of Lot 1, Pinney's Acres, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a Southwest corner of said Lot 1; thence N. 40° 38' 35" E. , 311.99 feet to a 5/8 inch Iron rod; thence S. 89° 21' 15" E., 107.50 feet to a 5/8 inch Iron rod; thence S. 00° 38' 45" W., 288.78 feet to an iron rod on the South line of said Lot 1; thence N. 89° 17' 00" W., along the South line of said lot, 308.03 feet to the point of beginning.

TOGETHER WITH access easement as contained in Warranty Deed, dated January 6, 1981, recorded January 12, 1981 in Volume M81 Page 476, records of Klamath County, Oregon, as follows:

A 30 foot wide strip of land for access lying adjacent to and easterly from the West line of the above described parcel bound on the North and South by the respective North and South property lines of said parcel.

Tax Parcel Number: 150614