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Land Sales Group LLC

PO Box 8631

Bend, Or. 97708

Grantor's Name and Address

David L. & Lisa J. Powell

589 Teakwood Dr.

Eagle Point, Or. 97524

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

David L. & Lisa J. Powell

589 Teakwood Dr.

Eagle Point, Or. 97524

Until requested otherwise, send all tax statements to (Name, Address, Zip):

David L. & Lisa J. Powell

589 Teakwood Dr

Eagle Point, Or. 97524

M06-00866

Klamath County, Oregon

01/17/2006 11:02:27 AM

Pages 1 Fee: \$21.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Land Sales Group LLC

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by David L. & Lisa J. Powell

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 6, Block 44, Klamath Forest Estates 1st. Addition, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

No Exceptions

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Charles Sterling

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 17, 2006

by

This instrument was acknowledged before me on January 17, 2006

by

Charles Sterling

as Manager

of Land Sales Group LLC



OFFICIAL SEAL
GEORGE DOUMER
NOTARY PUBLIC - OREGON
COMMISSION NO. 391548
MY COMMISSION EXPIRES JULY 1, 2009

Notary Public for Oregon

My commission expires 07-01-09