

mtc-73261 KR



M06-01904

Klamath County, Oregon

01/31/2006 10:17:47 AM

Pages 1 Fee: \$21.00

After recording return to:

Patton Exchange BX060102

C/O American Exchange Services, Inc.

15 Oregon Ave, Suite B., Bend, OR 97701

Until a change is requested all

tax statements shall be sent to

The following address:

Patton Exchange BX060102

C/O American Exchange Services, Inc.

15 Oregon Ave, Suite B., Bend, OR 97701

Escrow No. MT73261-KR

Title No. 0073261

SWD

STATUTORY WARRANTY DEED

WINNING COMBO, LLC, an Oregon Limited Liability Company Grantor(s) hereby convey and warrant to **PATTON EXCHANGE BX060102, LLC, an Oregon Limited Liability Company**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The Southerly 38.2 feet of Lots 30 and 31, Block 18, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-033AB-13500-000

Key No: 417604

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$1.00**.

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 30th day of JAN. 2006.

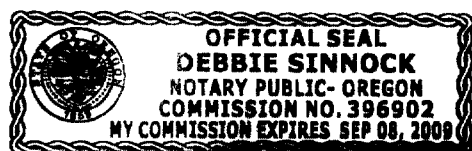
WINNING COMBO, LLC, an Oregon Limited Liability Company

Earla Mae Patton
Earla Mae Patton, Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 1-30-, 2006 by Earla Mae Patton as a member for WINNING COMBO LLC, an Oregon Limited Liability Company.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

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