

Fortune Investment & Management Co.

8320 NE Highway 99

Vancouver, Washington 98665

Grantor's Name and Address

AZALEA FORTUNE LLC

8320 NE Highway 99

Vancouver, Washington 98665

Grantee's Name and Address

Return to and
Until requested otherwise, send all tax statements to (Name, Address, Zip.)

AZALEA FORTUNE LLC

8320 NE Highway 99

Vancouver, Washington 98665

M06-02000

Klamath County, Oregon

02/01/2006 09:02:41 AM

Pages 1 Fee: \$21.00

BARGAIN AND SALE DEED - STATUTORY FORM

(Individual Grantor)

Fortune Investment & Management Co.

Grantor.

conveys to AZALEA FORTUNE LLC

Grantee,

the following real property situated in Klamath County, Oregon, to-wit:

Lots 5, 6, 7, and 8, Block 20, ORIGINAL TOWN OF LINKVILLE, now the City of
Klamath Falls, also known as 124 N. 2nd Street, Klamath Falls, in the County of Klamath,
State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ None. (Here, comply with the requirements of ORS 93.030.)

Change of identity. Grantor is sole member of Grantee.

DATED _____

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 EITHER 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

Fortune Investment & Management Co.

Milton O. Brown
By: Milton O. Brown, President

STATE OF Washington)
) ss.

County of Clark)

BE IT REMEMBERED, that on this 24th day of January, 2006, before me appeared Milton O. Brown both to me personally known, who being duly sworn, did say that he, the said Milton O. Brown is the President, of Fortune Investment & Management Co. the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

John M. Steiger
Notary Public in and for
the State of Washington

Residing at Lake Oswego, OR
My Commission Expires 8-9-09

NOTARY PUBLIC
STATE OF WASHINGTON
JOHN M. STEIGER
MY COMMISSION EXPIRES
AUGUST 09, 2009

THIS SPACE RESERVED FOR SEAL