

MT- 72847 MS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-03876

Klamath County, Oregon

03/02/2006 02:56:41 PM

Pages 2 Fee: \$26.00

After recording return to:

West States Venture Group, LLC.

PO Box 442

Merrill, OR 97633

Until a change is requested all

tax statements shall be sent to

The following address:

West States Venture Group, LLC.

PO Box 442

Merrill, OR 97633

Escrow No. MT72847-MS

Title No. 0072847

SWD

STATUTORY WARRANTY DEED

Jacinto Viramontes Grantor(s) hereby convey and warrant to **West States Venture Group LLC.,**

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 E1/2 of Tract 17 in Block 4 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING that portion in the widening of Maryland Street as disclosed by Order recorded July 28, 1969 in Volume M69, page 6497, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909-003CD-05500-000

Key No: 527950

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 **\$ 50,000.00**

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 8th day of Feb, 06.

See Signature Page attached hereto and made a part hereof

2600

SIGNATURE PAGE


Jacinto Viramontes

STATE OF CALIFORNIA

COUNTY OF Santa Clara^{SS}

On Feb 8, 2006, 2006 before me, Sherry Z. Lopez personally appeared Jacinto Viramontes 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 executed the same in authorized capacity(ies), and that by signatures(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 Sherry Z. Lopez

