

mtc-72847ms

THIS SPACE RESERVED FOR RECORDER'S USE



M06-03877

Klamath County, Oregon

03/02/2006 02:57:15 PM

Pages 2 Fee: \$26.00

After recording return to:

Randy Moss

P.O. Box 1225

Tuolumne, CA 95379

Until a change is requested all
tax statements shall be sent to
The following address:

Randy Moss

P.O. Box 1225

Tuolumne, CA 95379

Escrow No. MT72847-MS

Title No. 0072847

SWD

STATUTORY WARRANTY DEED

West States Venture Group, LLC, Grantor(s) hereby convey and warrant to **Randy Moss**, 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 **\$58,000.00**.

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)).

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

9/6/00

Dated this 15th day of Feb, 2006.

West States Venture Group, LLC

BY: [Signature]
Lonnie Jacobs, Authorized Signer

BY: [Signature]
Sam Nelson, Authorized Signer

BY: [Signature]
Larry Sowell, Authorized Signer

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/15, 2006 by Lonnie Jacobs, Sam Nelson, and Larry Sowell, as authorized signers for West States Venture Group, LLC.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

