

M06-03896

Klamath County, Oregon

03/03/2006 09:45:19 AM

Pages 1 Fee: \$26.00

Until a change is requested,
send all tax statements to:
L.J. Powell Investments, LLC
83371 Melton Road, #2
Creswell, OR 97426

After recording, return to:
L.J. Powell Investments, LLC
83371 Melton Road, #2
Creswell, OR 97426

WARRANTY DEED
(Statutory Form)

ROGER M. POWELL AND LORNA JEAN POWELL, Grantors, convey and warrant to **L.J. POWELL INVESTMENTS, LLC**, an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

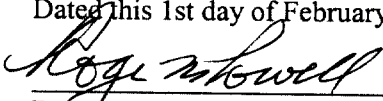
Lot 28, Block 27, Klamath Forest Estates, 1st Addition, Klamath County, Oregon.

The Grantor warrants that the title to the property conveyed hereunder is free from encumbrances but only to the extent that Grantor holds a valid and collectible policy or policies of title insurance insuring Grantor against such encumbrances.

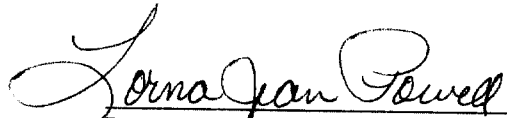
The true consideration for this conveyance is: other value

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, 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 1st day of February 2006.



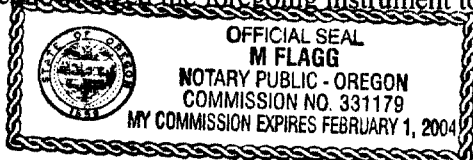
Roger M. Powell

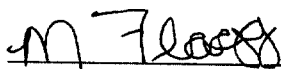


Lorna Jean Powell

STATE OF OREGON, County of Lane) ss.

Personally appeared before me the above-named **ROGER M. POWELL AND LORNA JEAN POWELL** and acknowledged the foregoing instrument to be their voluntary act and deed this 1st day of February 2006.





Notary Public for Oregon
My Commission Expires: 2-1-04

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