



After recording return to:
California Union Properties, LLC.
1562 Tully Road, Suite A
Modesto, CA 95350

Until a change is requested all tax statements
shall be sent to the following address:
California Union Properties, LLC.
1562 Tully Road, Suite A
Modesto, CA 95350

File No.: 7021-761215 (DMC)
Date: March 17, 2006

M06-05754

Klamath County, Oregon

03/28/2006 12:11:04 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Beneficial Oregon Inc. dba Beneficial Mortgage Co., Grantor, conveys and warrants to **California Union Properties, LLC.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$70,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 20 day of March, 2006.

31F

APN: 198672

Statutory Warranty Deed
- continued

File No.: 7021-761215 (DMC)
Date: 03/17/2006

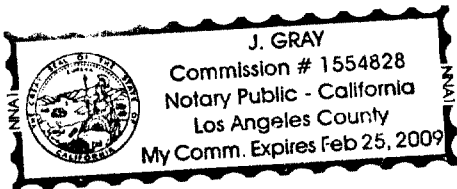
Beneficial Oregon Inc. dba Beneficial
Mortgage Co.

By: Asst. Vice President

Maria I. Ortega
Asst. Vice President

STATE OF California)
County of Los Angeles) ss.

This instrument was acknowledged before me on this 20 day of March, 2006
by as Asst. Vice President of Beneficial Oregon Inc. dba Beneficial Mortgage Co., on behalf of the .



Notary Public for
My commission expires:

California
February 25, 2009

APN: **198672**

Statutory Warranty Deed
- continued

File No.: **7021-761215 (DMC)**
Date: **03/17/2006**

EXHIBIT A

LEGAL DESCRIPTION:

All that portion of Lot 6 Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point bearing North 47° 12' West 760 feet and North 30° 30' East 10.2 feet from the intersection of the Westerly line of LaLakes Avenue with the Northerly line of Chocktoot Street, in the Townsite of West Chiloquin; thence North 47° 12' West parallel and distant 10 feet from the County road, a distance of 60 feet; thence North 30° 30' East parallel to LaLakes Avenue, a distance of 120 feet; thence South 47° 12' East a distance of 60 feet; thence South 30° 30' West a distance of 120 feet to the place of beginning, also known as Lot 22, Spinks Addition to Chiloquin, an unplatted subdivision.