

MTL-74015 KR

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-06696**

Klamath County, Oregon

04/06/2006 02:51:09 PM

Pages 3 Fee: \$31.00

After recording return to:  
Newman Family 2005 L.P., a California limited  
partnership

50 Oak Court, Suite 110

Danville, CA 94526

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

Newman Family 2005 L.P., a California limited  
partnership

50 Oak Court, Suite 110

Danville, CA 94526

Escrow No. MT74015-KR

Title No. 0074015

SWD

### STATUTORY WARRANTY DEED

**John W. Quinn and Nora Quinn, as tenants by the entirety and 3735 Washburn, LLC, an Oregon limited liability company**, Grantor(s) hereby convey and warrant to **Newman Family 2005 L.P., a California limited partnership**, 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:

#### LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Lot 7 in Block 4 of THIRD ADDITION TO ALTAMONT ACRES. Beginning at a point that is 327 feet North of the intersection of the North line of LaVerne Street and the East line of Washburn Way; thence South along the East line of Washburn Way 100 feet; thence East parallel to the North line of LaVerne Street to the West line of Lot 10 in Block 4 of THIRD ADDITION TO ALTAMONT ACRES; thence North along said West line 54.6 feet to the Northwest corner of said Lot 10; thence East along the North line of Lots 8, 9 and 10 in Block 4, 300 feet to the West line of Avalon Street; thence North along said street 45.4 feet; thence West parallel to the North line of LaVerne Street to the point of beginning.

EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest corner of said Lot 10; thence East along the North line of Lots 8, 9 and 10, Block 4, 300 feet to the West line of Avalon Street; thence North along said street 45.4 feet; thence West parallel to the North line of LaVerne Street to a point on the West line of Lot 7, Block 4, THIRD ADDITION TO ALTAMONT ACRES, thence South along the West line of said Lot 7 to the point of beginning.

FURTHER EXCEPTING that portion deeded to the State of Oregon for highway purposes by instrument recorded September 10, 1965 in Volume M65, page 1556, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909-010BC-02600-000

Key No: 542498

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 **\$750,000.00**.

31.00

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 5th day of April 2006

(X) John W. Quinn  
John W. Quinn

(X) Nora Quinn  
Nora Quinn

The Blanche R. Franklin Trust

by: \_\_\_\_\_, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4-5-06, 2006 by John W. Quinn and Nora Quinn.

B Jean Phillips  
(Notary Public for Oregon)

My commission expires 3-2-08



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 5 day of April, 2006

\_\_\_\_\_  
John W. Quinn

\_\_\_\_\_  
Nora Quinn

The Blanche R. Franklin Trust  
(X) by: Kent L. Franklin, Trustee  
Kent L. Franklin

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on April 5, 2006 by Kent L. Franklin, Successor Trustee of The Blanche R. Franklin Trust, Member of 3735 Washburn, LLC, an Oregon limited liability company.

Jodi R Forney  
(Notary Public for Oregon)  
My commission expires Jan 23, 2010

