

mtc-73823



THIS SPACE RE

M06-07739

Klamath County, Oregon

04/20/2006 03:19:13 PM

Pages 2 Fee: \$26.00

After recording return to:

Thomas J. Guthrie

1905 Orchard Home Drive

Medford, OR 97501

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

Thomas J. Guthrie

1905 Orchard Home Drive

Medford, OR 97501

Escrow No. AP0776076

Title No. 0073823

SWD

### STATUTORY WARRANTY DEED

Linda Maria Garcia 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 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 \$

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 18th day of April, 2006

  
Linda Maria Garcia

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 4/18, 2006 by Linda Maria Garcia



  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

**Lots 9 and 10 in Block 22 of KLAMATH FALLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3809-029AC-01500-000**

**Key No: 213977**