

mtc-73823

THIS SPACE RESERVED

M06-07740

Klamath County, Oregon

04/20/2006 03:19:40 PM

Pages 1 Fee: \$21.00



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

West States Venture Group LLC, Grantor(s) hereby convey and warrant to **Thomas J. Guthrie**, 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:

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.

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 **\$107,000.00**.

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)).

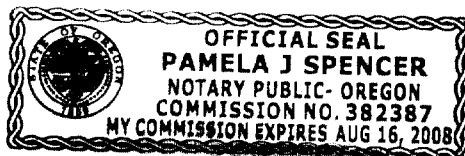
Dated this 14th day of April, 2006.

West States Venture Group LLC

BY: Samuel H. Nelson Sr.
Samuel H. Nelson Sr, Member

BY: Larry Sowell
Larry Sowell, Member

BY: Lonnie Jacobs
Lonnie Jacobs, Member



State of Oregon

County of Klamath

This instrument was acknowledged before me on April 14, 2006 by Samuel H. Nelson Sr., Larry Sowell and Lonnie Jacobs Members of West States Venture Group LLC.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2008

2/0