

M06-07782

Klamath County, Oregon

04/21/2006 09:46:03 AM

Pages 1 Fee: \$21.00

After recording, mail deed and future tax bills to:

Name and Address

Family Holdings, LLC

P.O. Box 901544

Sandy, UT 84090

Space above this line for Recorder's use

GRANT DEED

The undersigned declares that the documentary transfer tax is **\$10.00** computed for the full value of the interest on property conveyed. FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Grantor, Mannix Investments, Inc., a Nevada Corporation,** hereby grants to,

Family Holdings LLC, a Utah Limited Liability Corporation

P.O. Box 901544

Sandy, UT 84090

Grantee, all right, title and interest in that certain property situated in **Klamath** County, State of **Oregon** and described as follows:

N ½ N ½ SE ¼ NW ¼ Sec 11 Twp 36 Rge 14

Code 92 3614 Tax Lot 4100

R3614-01100-00900-000

Subject to all encumbrances, restrictions, reservations and rights-of-way of record and those apparent upon the land.

ORS 93.040 Warning " THIS INSTRUMENT WILL 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".

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and zoning existing and/or of record, and subject to any facts an accurate inspection and survey may reveal. Grantor DOES NOT WARRANT availability or improvement of streets or utilities or the cost of installation thereof, nor zoning, buildability, insurability, or any restrictions or fees that may be imposed by any governmental entity or property owners' association (if any). Excepting certain subsurface mineral rights of record, but without right to surface entry.

In Witness Whereof, I (we) have hereunto set my hands and seal this _____, day of 2006.

Print Name of Grantor **Mannix Investments, Inc., a Nevada Corporation**

Signature of Grantor _____

State of Nevada

)ss **ACKNOWLEDGMENT**

County of Washoe

On this 21st Day of April, 2006, before me, the undersigned Notary

Public, personally appeared Peter B. Potts

Known to me to be the individual(s) who executed the foregoing instrument and acknowledge the same to be his (her)(their) free act and deed.

Notary Public Marianne J. Potts

My Commission Expires: 6-28-08

