

M06-09761

Klamath County, Oregon

05/15/2006 02:53:48 PM

Pages 2 Fee: \$26.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
905 Main Street, Ste 20
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Ryan R. Hukill and Tammy A. Hukill
P. O. Box 1796
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

TVO, LLC, an Oregon Limited Liability
Corporation
P. O. Box 1796
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

TVO, LLC
P. O. Box 1796
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RYAN R. HUKILL and TAMMY A. HUKILL, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **TVO, LLC, an Oregon Limited Liability Corporation**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 1:

That portion of Lot 1, Block 75, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, which is described as follows:

BEGINNING at a point on the Northeasterly line of said lot, which point is 20 feet Southeasterly from the most Northerly corner thereof; thence Southwesterly parallel with the line between Lots 1 and 2 in said block, a distance of 80 feet; thence Southeasterly parallel with Oregon Avenue to a point in the Southerly line of said Lot 1; thence Easterly along the Southerly line of said lot to the intersection of said Southerly line with a line parallel with and distant 50 feet Southeasterly from the initial line of this description; thence Northeasterly parallel with the line between said Lots 1 and 2 to the Northeasterly line of said Lot 1; thence Northwesterly along said Northeasterly line to the point of beginning.

Parcel 2:

COMMENCING at the most Easterly corner of Block 75, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon; thence Northwesterly along the Southwesterly line of Oregon Avenue a distance of 96.96 feet; thence Southwesterly and parallel with the Northwesterly line of said block a distance of 80 feet to the true point of beginning of this description, which point is in the Southerly line of said block; thence Northwesterly a distance of 40 feet parallel with Oregon Avenue; thence Southwesterly at right angles to Oregon Avenue a distance of 15 feet; thence Southeasterly parallel with Oregon Avenue to the Southerly line of said block; thence Easterly to the true point of beginning.

Code 001 Map 3809-029BD TL 12800 Key #212932

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Returned @ Counter

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

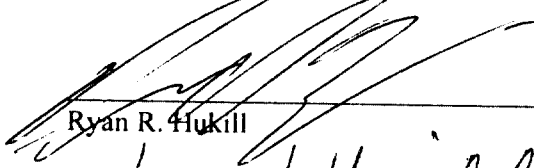
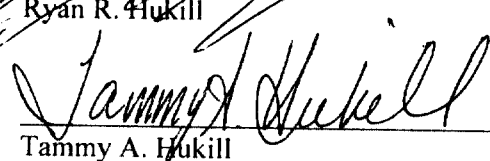
AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except **Trust Deed** dated October 6, 2005, recorded October 7, 2005, at Volume M05, Page 66097, *et. seq.*, of the Official Records of Klamath County, Oregon, wherein Ryan R. Hukill and Tammy A. Hukill, Husband and Wife, are Grantor, Aspen Title & Escrow, Inc., is Trustee, and James R. Chastain is Beneficiary, which Grantor hereby assumes and agrees to pay, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists or of includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

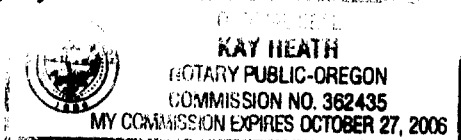
IN WITNESS WHEREOF, the grantor has executed this instrument this 15 day of May, 2006; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


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)).


Ryan R. Hukill

Tammy A. Hukill

STATE OF OREGON; County of Klamath) ss.

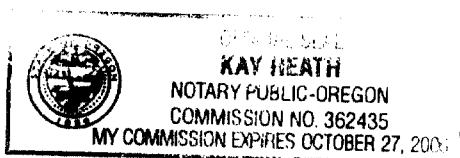
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15th day of May, 2006, by Ryan R. Hukill.

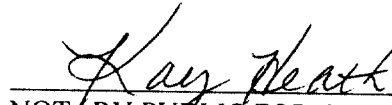



NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-06

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 15th day of May, 2006, by Tammy A. Hukill.




NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-06