

M06-09763

Klamath County, Oregon

05/15/2006 02:58:16 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:

Lot 448, Block 126, MILLS 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.

Code 001 Map 3809-033AD TL 11200 Key #482310

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.

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 January 12, 2005[sic], recorded January 18, 2006, at Volume M06, Page 00999, *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.

Returned @ Counter

Ratliff & Ratliff

26✓

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.

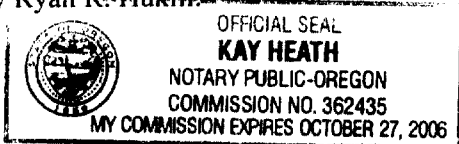
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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.

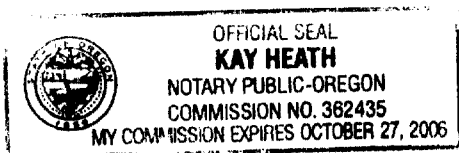



NOTARY PUBLIC FOR OREGON

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