

After recording return to:

North Ridge Estates Receivership, LLC
C/O Dan Silver
606 Columbia St. N.W., Ste. 212
Olympia, WA 98501

MT-733974

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M06-11042

Klamath County, Oregon
05/31/2006 03:08:35 PM
Pages 4 Fee: \$36.00

**Until a change is requested, all tax
Statements shall be sent to Grantee at
the following address:**

North Ridge Estates Receivership, LLC
C/O Dan Silver
606 Columbia St. N.W., Ste. 212
Olympia, WA 98501

GRANTOR: Dennis E. Winn and Carolyn Winn

**GRANTEE: North Ridge Estates Receivership, LLC,
an Oregon Limited Liability Company**

STATUTORY WARRANTY DEED

Dennis E. Winn and Carolyn Winn, as tenants by the entirety ("Grantor") conveys and specially warrants to North Ridge Estates Receivership, LLC, an Oregon Limited Liability Company ("Grantee") the real property in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein, free of encumbrances except for those encumbrances set forth on Exhibit "B," attached hereto and by this reference incorporated herein.

Grantee has not relied on any statements or representations from Grantor or any person acting on behalf of Grantor concerning the condition of the Property, including but not limited to, environmental condition above or below the surface of the Property or compliance with environmental laws and other governmental requirements or any other matter affecting or relating to the Property or any portion thereof. Grantee is acquiring the Property in the condition existing at the time of conveyance, AS IS, with all defects, if any. Grantee waives, releases and forever discharges Grantor of and from all claims, actions, causes of action, fines, penalties, damages (including consequential, incidental and special damages), costs (including the cost of complying with any judicial or governmental order), and expenses (including attorney fees), direct or indirect, known or unknown, foreseen or unforeseen, which may arise on account of or in any way growing out of or in connection with any physical characteristic or condition of the Property, including any surface or subsurface condition, or any law, rule or regulation applicable to the Property. These provisions shall be binding on the Grantee and Grantee's successors and assigns.

The true consideration for this conveyance is settlement of litigation, other property or value given.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: 5/31/2006

Dennis E. Winn

Dennis E. Winn

Carolyn Winn

Carolyn Winn

STATE OF Oregon)
COUNTY OF Klamath)ss.

The foregoing instrument was acknowledged before me this 31st day of May,
2006, by Dennis E. Winn + Carolyn Winn.



Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/2007

Exhibit "A"

Legal Description

Lot 18 of TRACT 1306 – SECOND ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-015C0-00400-000

Key No.: 880431

X *ER*
X *DN*

Permitted Encumbrances

All restrictions of record and any encumbrance, whether or not of record as of the date of conveyance of this Statutory Warranty Deed, imposed by a federal, state, or local health or environmental agency with respect to hazardous substances, including asbestos, located on the real property described in Exhibit A, herein.

☒ AKW
☒ CM