

1st - 756709

WARRANTY DEED -- STATUTORY FORM

FRANCES M. ZANDER, Grantor,

conveys and warrants to

TETON TRADES, LLC, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 7 IN BLOCK 6 OF WAGON TRAIL ACREAGES NO 1 SECOND ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON

Tax Account No(s): 128338

Map/Tax Lot No(s): 23091B2500

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$75,000.00 .

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 ORS 197.352.

Dated this 31st day of May, 2006.

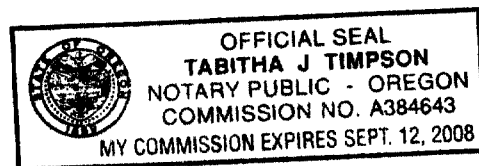
Frances M. Zander
FRANCES M. ZANDER

STATE OF OREGON, COUNTY OF Marion) ss.

This instrument was acknowledged before me on May 31st, 2006 by FRANCES M. ZANDER.

Tabitha J Timpson
(Notary Public for Oregon)

My commission expires 9/12/08



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
TETON TRADES DAVID SHERWOOD
DAVID SHERWOOD
PO BOX 3060
LA PINE, OR 97739

TITLE NO. 14-0007206
ESCROW NO. 14-0007206

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