

M06-11277

Klamath County, Oregon

06/02/2006 03:14:39 PM

Pages 4 Fee: \$36.00

MTC 73408-KR

After recording return to:

Michael J. Zevenbergen
U.S. Department of Justice
Environmental Defense Section
c/o NOAA/Damage Assessment
7600 Sand Point Way NE
Bin C 15700
Seattle, Washington 98115

This space reserved for recorder's use.

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

Daniel J. Silver, Receiver
North Ridge Estates Receivership LLC
606 Columbia Street NW, Suite 212
Olympia, WA 98501

GRANTOR: NORTH ESTATES, LLC

GRANTEE: North Ridge Estates
Receivership, LLC, as receiver appointed
in Burns et al. v. MBK Partnership et al.
(D. Or.), No. 03-3021-HO

STATUTORY WARRANTY DEED

North Estates, LLC, an Oregon limited liability company, ("Grantor") conveys and specially warrants to North Ridge Estates Receivership, LLC, as receiver appointed in Burns et al. v. MBK Partnership et al. (D. Or.), No. 03-3021-HO ("Grantee") the real property in Klamath County, Oregon, more particularly described on Exhibit 1 attached hereto and by this reference incorporated herein, free of encumbrances except for those encumbrances set forth on Exhibit 2, 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 in terms of dollars is Zero Dollars (settlement of a lawsuit).

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.

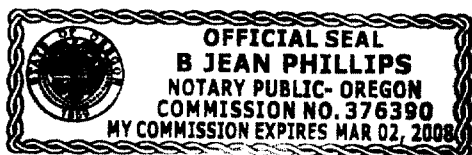
DATED: January 24, 2006

North Estates, LLC

By: Melvin Stewart Manager
Melvin Stewart, Manager

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 1-24- day of January, 2006, by Melvin Stewart, as Manager of the North Estates, LLC.



B. Jean Phillips
Notary Public for Oregon
My commission expires: 3-2-08

EXHIBIT 1

Lot 2 in Block 2 of Tract No. 1267, NORTH RIDGE ESTATES,
According to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon

Lot 4 in Block 1 of Tract No. 1267, NORTH RIDGE ESTATES,
According to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon

EXHIBIT 2

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.

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