

MTC 1396-7771

M06-12738

Klamath County, Oregon

06/21/2006 03:04:21 PM

Pages 5 Fee: \$41.00

GRANTOR: MBK

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

After recording return to:

Daniel Silver
North Ridge Estates Receivership, LLC
606 Columbia Street N.E., Suite 212
Olympia, WA 98501

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

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

**This space reserved for recorder's
use.**

AMERITITLE, has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

STATUTORY WARRANTY DEED

MBK, a partnership consisting of Melvin L. Stewart, and Kenneth L. Tuttle as Trustee of The Kenneth L. Tuttle M.D., P.C. Employees Pension and Profit Sharing Plan and Trust For Kenneth L. Tuttle ("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,

41.00

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: JUNE 1, 2006

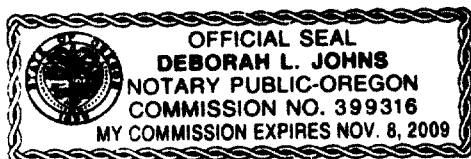
MBK, a partnership

By: Melvin L. Stewart
Melvin L. Stewart, Partner

By: Kenneth L. Tuttle
Kenneth L. Tuttle as Trustee of The
Kenneth L. Tuttle M.D., P.C.
Employees Pension and Profit
Sharing Plan and Trust For Kenneth
L. Tuttle, Partner

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

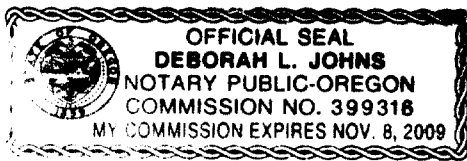
The foregoing instrument was acknowledged before me this 1st day of June, 2006, by Melvin Stewart, as a partner of MBK, a partnership.



Deborah L. Johns
Notary Public for Oregon
My commission expires: 8 Nov 2009

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 1 day of June, 2006, by Kenneth L. Tuttle, as Trustee of The Kenneth L. Tuttle M.D., P.C. Employee Pension and Profit Sharing Plan and Trust For Kenneth L. Tuttle, as a partner of MBK, a partnership.



Deborah L. Johns
Notary Public for Oregon
My commission expires: 8 Nov 2009

EXHIBIT 1

Legal Description

PARCEL 1

Parcel 2 of Land Partition 44-93, said Land Partition begin a replat of a portion of Parcel 2 of Minor Land Partition No. 9-90 and being situate in Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-015A0-00304-000

Key No: 874446

PARCEL 4

Lots 4, 5, 6, 9, 19 and 23 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: 3809-015D0-03200-000

Key No: 880438

Tax Account No: 3809-015D0-03100-000

Key No: 880437

Tax Account No: 3809-015D0-03000-000

Key No: 880436

Tax Account No: 3809-015A0-01700-000

Key No: 880421

Tax Account No: 3809-015C0-00500-000

Key No: 880432

Tax Account No: 3809-015D0-03600-000

Key No: 880442

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 1, herein.

F:\CLIENTS\18055\001\SETTLEMENT\SETTLEMENT DOCUMENTS\GLOBAL AGREEMENT\DEEDS\MBK-1.DOC