

MTC 73393-KR

After recording return to:

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

**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: James David Selim and Karen Wilson Selim**

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

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

**M06-13378**

Klamath County, Oregon

06/30/2006 11:57:35 AM

Pages 4 Fee: \$36.00

### STATUTORY WARRANTY DEED

James David Selim and Karen Wilson Selim, 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: 6/30/2006



James David Selim

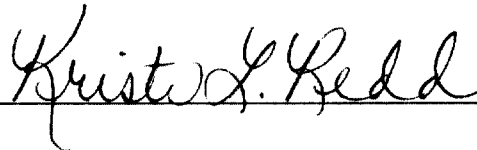


Karen Wilson Selim

STATE OF Oregon )

COUNTY OF Klamath ) ss.

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2006, by James David Selim + Karen Wilson Selim.





Notary Public for Oregon

My commission expires: 11/16/2007

## Exhibit "A"

### Legal Description

#### PARCEL 1:

Lot 13, 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.

#### PARCEL 2:

A portion of Lot 14 of "Tract 1306 - Second Addition to North Ridge Estates", situated in the NW1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of North Ridge Drive, said point being the corner common to said Lots 13 and 14, as marked by a 5/8 inch iron pin with Tru-Line Surveying, Inc. plastic cap; thence South 79 degrees 30' 47" West 239.80 feet; thence North 87 degrees 40' 18" West 302.35 feet to the Northwest corner of said Lot 14; thence North 86 degrees 39' 47" East 538.81 feet to the point of beginning, with bearings based on said "Tract 1306 - Second Addition to North Ridge Estates", on file at the Office of the Klamath County Surveyor. Also referred to as "Property Line Adjustment 20-00".

Tax Account No: 3809-015B0-00400-000

Key No: 880425

X                       
X

**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.

X                       
X