



MT73500-KR

After recording return to:
A and P Construction, LLC, an Oregon Limited
Liability Company

5203 Bryant Avenue
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

A and P Construction, LLC, an Oregon Limited
Liability Company

5203 Bryant Avenue
Klamath Falls, OR 97603

Escrow No. MT73500-KR
Title No. 0073500

SWD

THIS SPACE RESEI

M06-13524

Klamath County, Oregon

07/03/2006 03:11:01 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Advantage Funding, Inc., a Nevada Corporation, Grantor(s) hereby convey and warrant to **A and P Construction, LLC, an Oregon Limited Liability Company**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$55,000.00**.

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 AND 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.

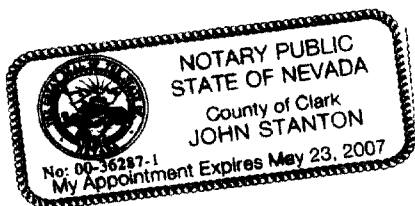
Dated this 6 day of June, 2006

Advantage Funding, Inc., a Nevada Corporation

BY: Terry L. Patton, President

State of NV
County of Clark

This instrument was acknowledged before me on June 30, 2006 by Advantage Funding, Inc., a Nevada Corporation.



John Stanton
(Notary Public)

My commission expires 05-23-07

246 00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
EXCEPTING THEREFROM a tract of land situated within Lot 1, Block 2, TRACT NO. 1203, COUNTRY VILLAGE, a duly recorded subdivision, said tract more particularly described as follows:

Beginning at a point on the Easterly right of way line of Debbie Drive, said point being North 208.45 feet from the Southwest corner of said Lot 1, said point also situated South 74 degrees 22' 53" West 815.93 feet from the Northeast corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the arc of a curve to the left (radius = 230.00 feet, central angle = 01 degree 02' 20") 4.17 feet; thence East 72.04 feet; thence South 50.00 feet; thence West 72.00 feet; thence North 45.83 feet to the point of beginning, with bearings based on said TRACT NO. 1203, COUNTRY VILLAGE.

Tax Account No: 3908-012A0-00400-000

Key No: 697160