

MTC 73942

STATUTORY WARRANTY DEED

Grantor: Equity Angels, LLC, an Oregon limited liability company

Grantee: Leland Scott Smith

Until a change is requested, all tax statements shall be sent to the following address:  
Leland Scott Smith  
7743 Thurston Road  
Springfield OR 97478

After Recording return to:  
Leland Scott Smith  
7743 Thurston Road  
Springfield OR 97478

Escrow No. 868205 AMS  
Title No.

M06-13675

Klamath County, Oregon

07/06/2006 10:32:43 AM

Pages 2 Fee: \$26.00

EQUITY ANGELS, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor, conveys and warrants to LELAND SCOTT SMITH, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

See Attached Legal Description

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is \$16,150.00. (Here comply with the requirements of ORS 93.030).

Dated this 28<sup>th</sup> day of June, 2006.

Equity Angels, LLC, an Oregon limited liability company

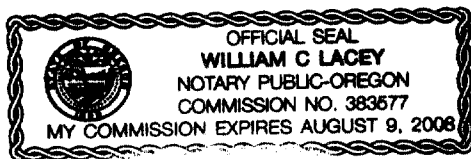
William Mark Lamberth II  
William Mark Lamberth II, Its Member

State: OR }  
County: Multnomah } c.s.

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2006 by:

William Mark Lamberth II

William C Lacey  
Notary Public  
My Commission Expires: August 9, 2008



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1

Lot 11, Block 5, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510015C0-01300-000

Key No: 260746

PARCEL 2

Lot 32, Block 27 KLAMATH FOREST ESTATES 1<sup>ST</sup> ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-022D0-02900-000

Key No: 263510

PARCEL 3

Lot 33, Block 27 KLAMATH FOREST ESTATES 1<sup>ST</sup> ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-022D0-03000-000

Key No: 263529