

M06-14065

Klamath County, Oregon

07/12/2006 02:39:38 PM

Pages 2 Fee: \$26.00

After Recording Return to:

WEST STATES VENTURE GROUP, LLC

905 Main Street Suite 206
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

WEST STATES VENTURE GROUP, LLC

905 Main Street, Suite 206
Klamath Falls, OR 97601

ASPEN: 63392 SH

SPECIAL WARRANTY DEED
(INDIVIDUAL)

LAURENCE ROBERT SHOGREN, herein called Grantor, convey(s) and specially warrants to WEST STATES VENTURE GROUP, LLC, herein called Grantee, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

The property is free of all encumbrances created or suffered by the Grantor except (if none, so state): NONE

The true and actual consideration for this transfer is IN FULLFILMENT OF A REAL ESTATE CONTRACT.

(here comply with the requirements of ORS 93.930)

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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated JUNE 22, 2006.

Laurence Robert Shogren

STATE OF OREGON, County of KLAMATH) ss.

On 6.22.2006 personally appeared the above named and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063392

Before me:

Notary Public for Oregon

My commission expires: 2.19.2010

Official Seal

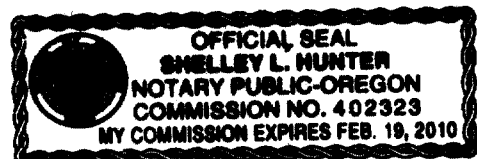


Exhibit A

The SE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 330 feet South and 279.16 feet East of the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 137 feet; thence South 274 feet; thence Northwest along U.S.R.S. ditch to a point South of the point of beginning; thence North 203 feet to the point of beginning.

CODE 041 MAP 3909-010AD TL 00800 KEY #541818