

MT75006-MS



THIS SPACE RESI

M06-15344

Klamath County, Oregon

07/31/2006 11:44:28 AM

Pages 2 Fee: \$26.00

After recording return to:

Live to Ride, LLC, an Oregon limited liability company

3815 S. Sixth Street, Suite 105

Klamath Falls, OR 97603

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

Live to Ride, LLC, an Oregon limited liability company

3815 S. Sixth Street, Suite 105

Klamath Falls, OR 97603

Escrow No. MT75006-MS

Title No. 0075006

SWD

STATUTORY WARRANTY DEED

Don L. Owens and Laura Ann Owens, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Live to Ride, 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

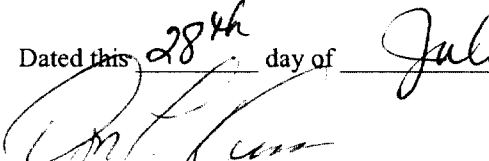
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

The true and actual consideration for this conveyance is **\$70,000.00**.

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.

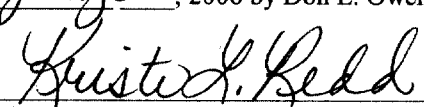
Dated this 28th day of July, 2006


Don L. Owens


Laura Ann Owens

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 28, 2006 by Don L. Owens and Laura Ann Owens.


(Notary Public for Oregon)



My commission expires 11/16/2007

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of intersection of the Northerly line of 6th Street and the Section line between Sections 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is 37.81 chains South of the Section corner common to Section 28, 29, 32 and 33 of said Township and Range; thence Northerly along said Section line 128.5 feet to a point; thence North 51° 4' West parallel to the Northerly line of 6th Street and 100 feet therefrom 81.08 feet to a point, said point being the true point of beginning of the tract to be hereinafter described; thence South 39° 6' West 100 feet, more or less, to 6th Street; thence Northwesterly along the Northerly line of 6th Street; 50 feet, more or less, to the Southeasterly line of Elm Street; thence Northeasterly along the Southeasterly line of Elm Street 100 feet, more or less, to a point that is North 51° 4' West of the true point of beginning; thence South 51° 4'; East 50 feet, more or less, to the true point of beginning.

Tax Account No: 3809-032AD-06300-000

Key No: 477601