

2007-000194
Klamath County, Oregon



01/04/2007 03:05:41 PM

Fee: \$26.00

Sarah V. Potter)
Ponderosa)
Klamath Falls, OR 97601)
Grantor's Name and Address)
)
)
Mount McLoughlin Group, LLC)
431 Main St.)
Klamath Falls, OR 97601)
Grantee's Name and Address)
)
)
After recording, return to)
(Name, Address, Zip):)
Mount McLoughlin Group, LLC)
431 Main St.)
Klamath Falls, OR 97601)
)
)
Until requested otherwise, send all tax)
statements to (Name, Address, Zip):)
Grantee)

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Sarah V. Potter, hereinafter called grantor, does hereby convey unto The McLoughlin Group, LLC grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF MAIN STREET 37 ½ FEET IN A SOUTHWESTERLY DIRECTION FROM THE MOST EASTERLY CORNER OF LOT 1 IN BLOCK 17 OF ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, SAID CORNER OF SAID LOT 1 BEING AT THE INTERSECTION OF MAIN AND FIFTH STREET IN SAID TOWN AND RUNNING THENCE IN A NORTHWESTERLY DIRECTION PARALLEL WITH FIFTH STREET 112 FEET; THENCE IN A SOUTHEASTERLY DIRECTION PARALLEL WITH MAIN STREET 29 FEET; THENCE IN SOUTHEASTERLY DIRECTION PARALLEL WITH FIFTH STREET 112 FEET TO THE NORTHERLY LINE OF MAIN STREET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHERLY LINE OF MAIN STREET 29 FEET TO THE PLACE OF BEGINNING.

ALSO BEGINNING AT A POINT IN THE NORTHERLY LINE OF MAIN STREET WHICH LIES 36 FEET SOUTHEASTERLY FROM THE MOST EASTERLY CORNER OF LOT 1, BLOCK 17, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON; THENCE NORTHWESTERLY AND PARALLEL WITH FIFTH STREET 112 FEET TO ALLEY; THENCE SOUTHWESTERLY AND PARALLEL WITH MAIN STREET 1 ½ FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH FIFTH STREET 112 FEET TO LINE OF MAIN STREET; THENCE NORTHEASTERLY ALONG NORTHERLY LINE OF MAIN STREET 1 ½ FEET TO THE POINT OF BEGINNING.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **Zero AND NO/ 100ths (\$ 0.00)**.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

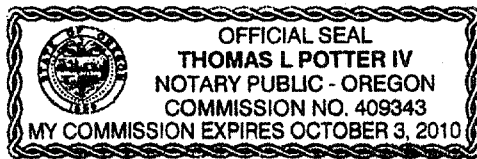
In witness whereof, the grantor has executed this instrument on January 2, 2007.

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.

Sarah V. Potter

STATE OF OREGON, County of Klamath}ss.

This instrument was acknowledged before me on January 2, 2007, by Sarah V. Potter.



Thomas L. Potter IV
Notary Public for Oregon

My commission expires 10-3-2010