



THIS SPACE

2007-000476
Klamath County, Oregon



00012628200700004760020029

01/10/2007 11:33:19 AM

Fee: \$26.00

MTCT77844DS

After recording return to:

DOUBLE HEART, LLC

PO Box 72

Chloride, AZ 86431

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

DOUBLE HEART, LLC

PO Box 72

Chloride, AZ 86431

Escrow No. MT77846-TM

Title No. 0077846

SWD

STATUTORY WARRANTY DEED

VIRGILSON FB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to **DOUBLE HEART, LLC***, 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:

Lot 13, Block 7, TRACT NO. 1076, THIRD ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*an Arizona Limited Liability Company

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:

The true and actual consideration for this conveyance is **\$43,071.46**.

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.

21⁰⁰

Dated this 14 day of December, 2006.

Virgilson FB, LLC, an Arizona Limited Liability Company
BY: FBP TRUST 1, MANAGER

Noreen Jovental Hernandez
BY: NOREEN JOVENAL HERNANDEZ, SUCCESSOR CO-TRUSTEE

Frederic L. Patterson
BY: FREDERIC L. PATTERSON, CO-TRUSTEE

State of Arizona
County of Maricopa

This instrument was acknowledged before me on December 14, 2006 by NOREEN JOVENAL HERNANDEZ AND FREDERIC L. PATTERSON.

Rosanne Hanzel
(Notary Public for Bank of America)

My commission expires Feb. 9, 2009

