

2007-001175

Klamath County, Oregon



01/23/2007 11:48:17 AM

Fee: \$21.00

After Recording Return to:
JAMES DAGIT and KAREN DAGIT
99437 Sitkum Lane
Myrtle Point, OR 97458
Until a change is requested all tax statements
Shall be sent to the following address:
JAMES DAGIT and KAREN DAGIT
Same as above

ASPEN: 64317MS

WARRANTY DEED
(INDIVIDUAL)

DIGITAL VENTURES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, herein called grantor, convey(s) to JAMES DAGIT AND KAREN DAGIT, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 4 and 5, Block 4, Tract No. 1027, MT. SCOTT MEADOWS SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3107-001A0 TL 00400 KEY #79836
CODE 008 MAP 3107-001A0 TL 00500 KEY# 79845

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$13,550.00.
(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:

DIGITAL VENTURES LLC

RAMSY NASRA, MEMBER

STATE OF NEW JERSEY, County of ESSEX) ss.

On January 22, 2007 personally appeared the above named RAMSY NASRA, AS MEMBER OF DIGITAL VENTURES LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



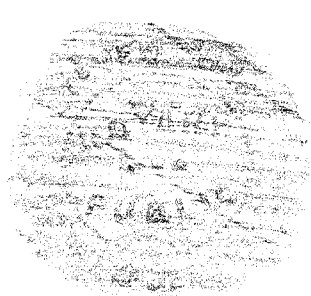
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064317

Before me:

Notary Public for New Jersey

My commission expires: 04/27/08

Official Seal



#21-A