



01/24/2007 10:40:11 AM

Fee: \$21.00

After recording return to:
Douglas Lee & Wanda Irene Grunwald
901 S. 6th Ave. Spc. 341
Hacienda Heights, Ca 91745
Until a change is requested all tax statements
shall be sent to the following address:
Douglas Lee & Wanda Irene Grunwald
Same as above

Reserved for Deed Records Use

WARRANTY DEED

By this instrument, Ramsy Nasra, of Digital ventures, LLC, a New Jersey corporation whose tax mailing address is 5744 Berkshire Valley Rd Suite 243 Oakridge, NJ 07438, (the "Grantor"), conveys and warrants to Douglas Lee Grunwald, and spouse, Wanda Irene Grunwald of 901 S. 6th Ave. Spc. 341 Hacienda Heights, Ca 91745, (collectively the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Beginning at a point on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway which point is North 0° 45 1/2' West 2146 feet from the South quarter corner of section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence South 0° 45 1/2' East 488.7 feet to the true point of beginning of description; thence South 0° 45 1/2' East 150 feet; thence North 79° 34' East 214.6 feet to the Southwesterly right of way line of the Klamath Falls-Lakeview Highway; thence North 20° 06' West along Highway 150 feet, more or less; thence South 79° 34' West 164.2 feet, more or less, to the point of beginning.

Code 058 Map 3614-034DB TL 01100 Key #365161.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed. The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$6,766.00, the receipt and sufficiency of which is hereby acknowledged. Dated this 13th day of December, 2006.

GRANTOR Digital ventures, LLC

per: Signed, Sealed and Delivered In the Presence of:

Sign: Name: Anna Pala
Sign: Name: Melinda Smith

Grantor Acknowledgment

STATE OF NEW JERSEY COUNTY OF Essex On January 22, 2007 before me, Andrea Jones, personally appeared Ramsy Nasra on Behalf of and with the authority of Digital ventures, LLC, a New Jersey corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she has executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public Signature

ANDREA R. JONES
Notary Public Of New Jersey
My Commission Expires April 15, 2008
Seal:

ID Produced: NJ Drivers Lic. My Commission Expires: _____

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.