

MTC 78409-KR

THIS SPACE R

2007-002325

Klamath County, Oregon



00014824200700023250010017

02/09/2007 02:27:40 PM

Fee: \$21.00

After recording return to:

LIVE TO RIDE LLC

3815 S SIXTH ST., STE. 105

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

LIVE TO RIDE LLC

3815 S SIXTH ST., STE. 105

KLAMATH FALLS, OR 97603

Escrow No. MT78409-KR

Title No. 0078409

SWD

STATUTORY WARRANTY DEED

OLE OPGRAND^{and} VALERIE OPGRAND^{as tenants by the entirety}, Grantor(s) hereby convey and warrant to LIVE TO RIDE 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:

Lots 6 and 7 in Block 105, KLAMATH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

^{**} an Oregon 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 \$210,000.00.

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 8th day of Feb, 2007

OLE OPGRAND

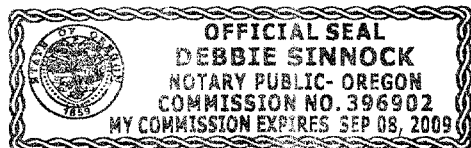
VALERIE OPGRAND

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-8-2007, 2007 by OLE OPGRAND and VALERIE OPGRAND.

(Notary Public for Oregon)

My commission expires 9-8-09



21.00