

2007-004056

Klamath County, Oregon



00016948200700040560020029

03/12/2007 11:28:43 AM

Fee: \$26.00

After recording return to:  
N.R.L.L. East, LLC  
1 Mauchly  
Irvine, CA 92618

Until a change is requested tax statements  
Shall be sent to the following address: Same as Above

1st →

Title Order Number: 7029-979063

Escrow Number: P013107-03

WARRANTY DEED—STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

June Barbara Blankenship, Grantor,

Conveys and warrants to:

N.R.L.L. East, LLC, A Florida Limited Liability Company, Grantee

The following described real property free of encumbrances except as specifically  
Set forth herein:

Lot 54, Block 15, Tract 1010 First Addition to Ferguson Mountain Pines, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: See Attached Exhibit A

THIS PROPERTY IS FREE OF LIENS AND ENCUMBRANCES, EXCEPT: THOSE  
LISTED ABOVE IN LEGAL DESCRIPTION

All those items of record, as of the date of this deed, including easements, covenants, conditions  
and restrictions of record, if any; and including any real property taxes due but not yet payable.

Tax Account No. R297262 Map No. R3513033B001500

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.

The true consideration for this conveyance is \$ 1,500.00

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 5th day of March, 2007

GRANTOR(S):

June Barbara Blankenship  
June Barbara Blankenship

STATE OF: California  
COUNTY OF: Santa Barbara

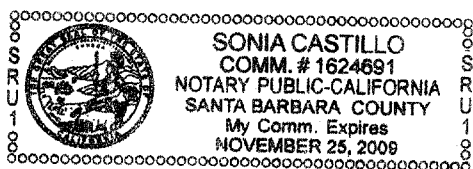
This instrument was acknowledged before me on March 5, 2007  
By June Barbara Blankenship

Sonia Castillo

Notary Public

State: California

Commission Expires: Nov 25, 2009



26-1

## EXHIBIT "A"

Reservations in Deed of Tribal Property from United States of America, including terms and provisions thereof.

Recorded: April 21, 1959 in Volume 311, Page 630, Deed Records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., Jan. 13, 1916, 44 L.D. 513)."

Restrictions shown on the recorded plat/partition of Oregon Pines.

An easement reserved in a deed, including the terms and provisions thereof;

Recorded: July 09, 1969 in Volume M69, Page 5956, Records of Klamath County, Oregon  
From: Oregon Pines, Inc.  
To: United States of America  
For: use of Oregon Pines Road

Regulations and Assessments of Oregon Pines Property Owners Association, as set forth in Declaration recorded April 28, 1971 in Volume M71, Page 3698, Records of Klamath County, Oregon.

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: August 04, 1971 in Volume M71, Page 8196, Records of Klamath County, Oregon

Reservations and restrictions contained in deed of Tribal Property dated June 16, 1959, recorded June 23, 1959 in Volume 313, Page 468, Deed Records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to a 60-foot right-of-way for Indian Service Road No. S-55, approved January 05, 1959, by M. Zollar, Superintendent, Klamath Indian Agency, Oregon, pursuant to the provisions of the Act of February 05, 1948 (62 Stat. 772, Stion 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing rights or adverse claim. Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same so long as needed or used for or by the United States (Dept. Instr., January 13, 1916, 44 L. D. 513)."

Restrictions shown on the recorded plat/partition of Tract No. 1010, First Addition to Ferguson Mountain Pines.

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: M-72, Page 1307, Records of Klamath County, Oregon