

2007-004806
Klamath County, Oregon



00017829200700048060020029

03/20/2007 11:10:36 AM

Fee: \$26.00



After recording return to:
Avista Corporation
1411 East Mission, P. O. Box 3727,
Real Estate Dept., MSC-25
Spokane, WA 99220-3727

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

Avista Corporation
1411 East Mission, P. O. Box 3727,
Real Estate Dept., MSC-25
Spokane, WA 99220-3727

File No.: 7021-988796 (DMC)

Date: March 05, 2007

THIS SP,

STATUTORY WARRANTY DEED

DK Development Associates One, LLC, Grantor, conveys and warrants to **Avista Corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 11 TRACT 1293, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

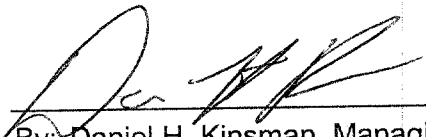
The true consideration for this conveyance is **\$217,800.00**. (Here comply with requirements of ORS 93.030)

26.-F

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, 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.

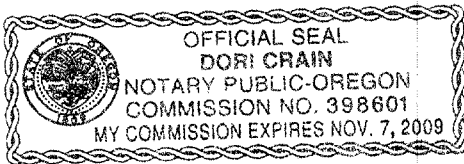
Dated this 12 day of March, 2007.

DK Development Associates One, a Limited
Liability Company


By: Daniel H. Kinsman, Managing
Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of March, 2007
by Daniel H. Kinsman as Managing Member of DK Development Associates One, on behalf of the Limited
Liability Company.




Notary Public for Oregon
My commission expires: 11/7/09