

2007-006681

Klamath County, Oregon



04/10/2007 03:26:32 PM

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: 7029-1002519
Escrow Number: P030907-01

WARRANTY DEED—STATUTORY FORM
(INDIVIDUAL or CORPORATION)

~~Rick L. Ruff and Leslie A. Ruff, as tenants in common~~ 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:
Abbreviated Legal: Lt 2, Blk 1, Sprague River Twp 36, rg 13, blk sec 18, tr por SW4

Full Legal: 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. 00R362636 & 00R362618 Map No. 00R362636 & 00R362618

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 \$ 6,000.00

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

Dated this 22nd day of MARCH, 2007

GRANTOR(S):

[Signature]
Rick L. Ruff

~~Leslie A. Ruff~~
8/30/06 DECEASED
Leslie A. Ruff

STATE OF TN
COUNTY OF SEVIER

I, Dorothy P. Baker, a Notary Public of the County and State first above written, do
hereby certify that Rick L. Ruff personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22nd day of March, 2007.

[Signature]
Notary Public

My Commission Expires: Feb. 23, 2010

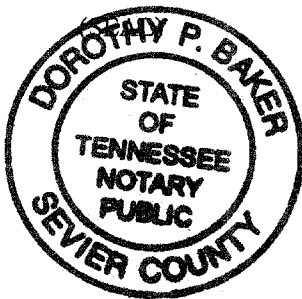


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

LOT 2 IN BLOCK 1 OF SPRAGUE RIVER ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN UNDIVIDED 1/15THS INTEREST IN AND TO THE RIVER FRONTAGE AND RECREATION AREA SHOWN ON INSTRUMENT RECORDED JUNE 09, 1980 IN VOLUME M80, PAGE 10501, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 2:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING SOUTHERLY OF THE CENTER LINE OF SPRAGUE RIVER AND NORTHERLY OF STATE HIGHWAY NO. 140, EXCEPT ANY PORTION IN SPRAGUE RIVER ESTATES. ALSO EXCEPT THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18 CONVEYED TO CERTAIN PROPERTY OWNERS IN SPRAGUE RIVER ESTATES FOR RIVER FRONTAGE AND RECREATION AREA SHOWN ON INSTRUMENT RECORDED JUNE 09, 1980 IN VOLUME M80, PAGE 10501, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Tax Parcel Number: R362636 and R362618

Unofficial
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