

2007-007275

Klamath County, Oregon

After Recording Return to:

SHANNON HAMILTON

MODOC POINT PROPERTIES LLC

P.O. Box 7362
Klamath Falls 97602



00020668200700072750020022

04/20/2007 02:52:02 PM

Fee: \$26.00

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE: 64568 PS

WARRANTY DEED

(INDIVIDUAL)

MARYLYN SHEPPARD-BLAIR as remaining sole heir to THE ESTATE OF MARY SHEPPARD, deceased, herein called grantor, convey(s) to MODOC POINT PROPERTIES LLC, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$9,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated 4-19-07

Marylyn Sheppard-Blair
MARYLYN SHEPPARD-BLAIR

STATE OF OREGON, County of Klamath) ss.

On April 19, 2007 personally appeared the above named MARYLYN SHEPPARD-BLAIR as remaining sole heir and acknowledged the foregoing instrument to be her voluntary act and deed.

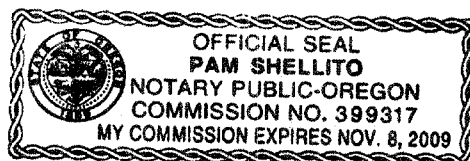
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064568

Before me: Pam Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2009

Official Seal



\$26-A

Exhibit A

Lot 28, TOWNSITE OF MODOC POINT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

AND an undivided 1/4 interest in Lot 3, TOWNSITE OF MODOC POINT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 070 MAP 3607-A15CA TL 01300 KEY #322573

CODE 070 MAP 3607-A15CA TL 02300-U01 KEY #322476