

2007-010924

Klamath County, Oregon

After Recording Return to:
JHCB PROPERTIES, LLC.
29324 "A" Street
Klamath Falls, OR 97601
Until a change is requested all tax statements
Shall be sent to the following address:
JHCB PROPERTIES, LLC.
Same as above



00024970200700109240020025

06/18/2007 11:44:55 AM

Fee: \$26.00

ATE: 64926 PC

WARRANTY DEED
(INDIVIDUAL)

MAURICE AMZALLAG, herein called grantor, convey(s) to JHCB PROPERTIES LLC A NEVADA LIMITED LIABILITY COMPANY, 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.

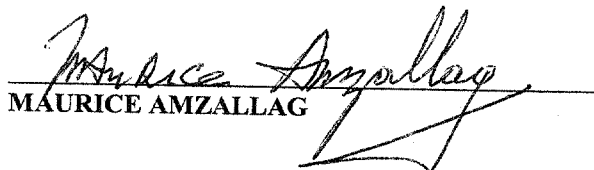
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 \$12,000.00.
(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 June 13, 2007.


MAURICE AMZALLAG


STATE OF CALIFORNIA, County of Santa Clara) ss.

On June 15, 2007 personally appeared the above named MAURICE AMZALLAG and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064926

Before me: 
Notary Public for California
My commission expires: September 17, 2010

Official Seal



Exhibit A

PARCEL 1:

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument on the Northeast corner of "Frontier Tracts," said point being the center 1/4 corner of said Section 10; thence South 0° 36' West along the East line of "Frontier Tracts," a distance of 61.1 feet to an iron pin; thence South 89° 24' West a distance of 100.0 feet to an iron pin; thence North 0° 36' East a distance of 61.0 feet to an iron pin on the North line of "Frontier Tracts;" thence North 89° 17' East along the North line of "Frontier Tracts" a distance of 100.0 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at an iron pin on the East line of "Frontier Tracts," said point being South 0° 36' West a distance of 161.1 feet from the center 1/4 corner of said Section 10; thence South 89° 24' West a distance of 100.0 feet to an iron pin; ;thence North 0° 36' East a distance of 100.0 feet to an iron pin;; thence North 89° 24' East a distance of 100.0 feet to an iron pin on the East line of "Frontier Tracts;" thence South 0° 36' West along the East line of "Frontier Tracts" a distance of 100.0 feet, more or less, to the point of beginning.

CODE 008 MAP 3606-010CA TL 00100 KEY #314216