

MTC 80079

2007-012656
Klamath County, Oregon



07/17/2007 11:21:55 AM

Fee: \$31.00

After recording return to:)
)
Dean P. Gisvold)
McEwen Gisvold LLP)
1100 SW 6th Ave., #1600)
Portland, OR 97204)
)
Until a change is requested)
send tax statements to:)
)
SDT Properties LLC)
c/o Todd Stewart)
2650 Washburn Way, St. 250)
Klamath Falls, Oregon 97603)

STATUTORY SPECIAL WARRANTY DEED

LT INVESTMENT PROPERTIES, LLC, an Oregon limited liability company, Grantor, hereby conveys and specially warrants to SDT PROPERTIES LLC, a Nevada limited liability company ("Grantee"), the real property described on the attached Exhibit "A", free of encumbrances created or suffered by Grantor.

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.

The true consideration for this conveyance is TWO HUNDRED EIGHTY THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS (\$280,500.00).

The Tax Account Numbers of the property are: 3809-032AD-05200-000;
3809-032AD-05300-000; and
3809-032AD-05400-000.

[Signatures on following page]

WITNESS the hand of said Grantor this 16 day of July, 2007.

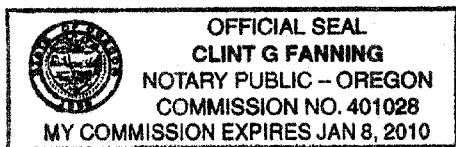
GRANTOR:

LT INVESTMENT PROPERTIES, LLC,

By: Todd Stewart
Todd Stewart
Managing Member

STATE OF OREGON)
County of KLAMATH) ss.

On this 16 day of July, 2007, personally appeared the above named Todd Stewart, who, being first duly sworn, did say that he is the Managing Member of LT INVESTMENT PROPERTIES, LLC, an Oregon limited liability company, and that the foregoing instrument was signed on behalf of said company; and acknowledged said instrument to be its voluntary act and deed. Before me:



Clint G Fanning
Notary Public - State of Oregon
My commission expires: JAN 8, 2010

EXHIBIT "A"

DESCRIPTION OF REAL PROPERTY

PARCEL 1

The Northerly ½ of Lots 6 and 7 in Block 96 of KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The South ½ of Lots 6 and 7 in Block 96 of KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

Lot 8 in Block 96 of KLAMATH ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon