

2007-013938

Klamath County, Oregon



00028621200700139380020026

08/07/2007 02:36:50 PM

Fee: \$26.00

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

**WARRANTY DEED**  
(INDIVIDUAL)

*ATE: 65036 PC*

ALAN R. CUEBA and RONALD G. CUEBA as Successor Co-Trustees of the HENRY AND RUTH CUEBA FAMILY TRUST DATED MARCH 1, 1991, 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:

Lot 129, ODESSA SUMMER HOME SITES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3606-014CD TL 04000 KEY #317428

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 \$5,500.00.  
(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 July 25, 2007.

HENRY AND RUTH CUEBA FAMILY TRUST DATED MARCH 1, 1991

*Alan R. Cueba*  
BY: ALAN R. CUEBA, Co-Successor Trustee

*Ronald G. Cueba*  
BY: RONALD G. CUEBA, Co-Successor Trustee

SEE ATTACHED NOTARIAL CERTIFICATE

STATE OF CALIFORNIA, County of Los Angeles ) ss.

On July 27, 2007 personally appeared the above named ALAN R. CUEBA as the Co-Successor Trustee of the HENRY AND RUTH CUEBA FAMILY TRUST DATED MARCH 1, 1991 and acknowledged the foregoing instrument to be his voluntary act and deed.

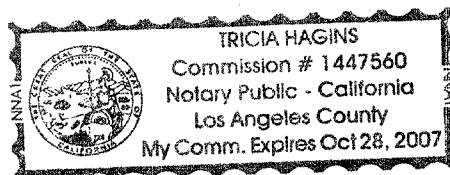
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065036

Before me: *Tricia Hagins*  
Notary Public for California  
My commission expires: Oct 28, 2007

Official Seal



*#26-A*

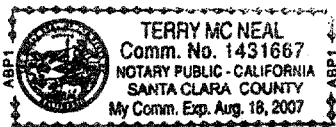
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara } ss.

On Aug. 1, 2007, before me, Terry McNeal, Notary Public,

personally appeared Ronald G. Cueba



personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Terry McNeal

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Aug. 1, 2007 Number of Pages: 1

Signer(s) Other Than Named Above: Alan R. Cueba

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ronald G. Cueba

- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: Co-Successor Trustee

Signer Is Representing: Henry and Ruth Cueba Family Trust Dated March 1, 1991

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer's Name:

- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER  
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