



After recording return to:
American Marine & RV, LLC
7705 Lost River Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
American Marine & RV, LLC
7705 Lost River Rd
Klamath Falls, OR 97603

File No.: 7021-1088364 (DMC)
Date: August 27, 2007

2007-015820
Klamath County, Oregon



09/07/2007 03:16:19 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Curtis William Shadduck and Jeri-Lou Shadduck, as tenants by the entirety as to Parcel 1, Curtis W. Shadduck and Jeri L. Shadduck, as tenants by the entirety as to Parcel 2, Grantor, conveys and warrants to **American Marine & RV, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2007-2008** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$475,000.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 7 day of September, 2007.

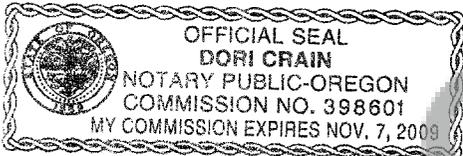
Curtis Shaddock
Curtis Shaddock

Jerrie Shaddock
Jerrie Shaddock

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7 day of September, 2007 by **Curtis Shaddock and Jerrie Shaddock.**

Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009



Unofficial Copy

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF TRACT NO.1 OF KIELSMEIER ACRE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT NO. 1 OF KIELSMEIR ACRE TRACTS WHICH IS EAST ALONG THE HIGHWAY A DISTANCE OF 162.5 FEET AND SOUTH ALONG SAID EAST LINE A DISTANCE OF 135.0 FEET FROM THE NORTHWEST CORNER OF SAID TRACT NO. 1; THENCE CONTINUING SOUTH ALONG SAID EAST LINE A DISTANCE OF 292.5 FEET TO A POINT; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID TRACT NO. 1, A DISTANCE OF 162.5 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WIARD STREET; THENCE NORTH ALONG SAID RIGHT OF WAY LINE 292.5 FEET TO A POINT; THENCE EAST 162.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST 150.5 FEET OF TRACT 11, KIELSMEIER ARCE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Unofficial Copy