

MT81339-DS

THIS SPACE RESE

2007-021585

Klamath County, Oregon



00037733200700215850010014

12/28/2007 03:35:09 PM

Fee: \$41.00

After recording return to:

CASEY M. GRIMES

3711 Coronado Way

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

CASEY M. GRIMES

3711 Coronado Way

Klamath Falls, OR 97603

Escrow No. MT81339-DS

Title No. 0081339

SWD

STATUTORY WARRANTY DEED

DBA VENTURES LLC, A NEVADA LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to CASEY M. GRIMES and KRISTIN L. GRIMES, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 8, Block 11, TRACT 1037, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$242,500.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 to 336. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300 to 336.

Dated this 23 day of DEC, 07.

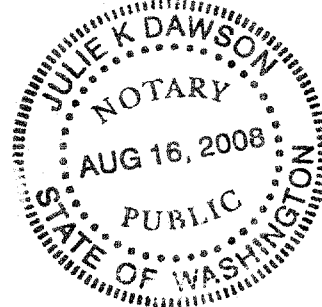
DBA VENTURES LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: X Chad J. S.
CHAD COOPER, MANAGING MEMBER

State of Washington
County of King

This instrument was acknowledged before me on 12-23, 2007 by CHAD COOPER, MANAGING MEMBER OF DBA VENTURES LLC.

Julie K. Dawson
(Notary Public)
My commission expires 8-16-2008



21HNT