

2008-011600

Klamath County, Oregon



00051587200800116000020027

08/15/2008 08:18:15 AM

Fee: \$26.00

Equity Angels, LLC

1631 NE Broadway #514

Portland, OR 97232

Grantor's Name and Address

Steven and Carmen Vera

PO Box 280

Goshen, CA 93227

Grantee's Name and Address

After recording, return to:

Equity Angels, LLC

1631 NE Broadway #514

Portland, OR 97232

Mail tax statements to:

Steven and Carmen Vera

PO Box 280

Goshen, CA 93227

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Equity Angels, LLC

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Steven Vera and Carmen Vera, husband and wife

hereinafter called grantee(s), does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Klamath Falls Forest Estates Sycan Unit, Block 18, Lot 18 Less E 1000' & S2, Acres
10.22 Map R-3313-01300-04600-000

And

Klamath Falls Forest Estates Sycan Unit, Block 18, Lot 17 Less E 1000' & S2, Acres
9.71 Map R-3313-01300-04400-000

And

Klamath Falls Forest Estates Sycan Unit, Block 18, Lot 18 Less E 1000' & N2, Acres
11.84 Map R-3313-01300-04500-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,700.00.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

No Exceptions

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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: 8/12/08

Mark Lamberth for Equity Angels, LLC
Mark Lamberth for Equity Angels, LLC

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on August 12, 2008,
by Mark Lamberth

Kusum Mehndiratta
Notary Public for Oregon

My commission expires July 28 2009

