

2008-011845

Klamath County, Oregon

After recording return to:

THIS SPACE RES

Name Terry Goldman
Address 1020 Hanks Street
City/State/Code Klamath Falls, Oregon 97601



08/21/2008 09:26:22 AM

Fee: \$26.00

Until a change is requested all
Tax statements shall be sent to
The following address:

Name Terry Goldman
Address 1020 Hanks Street
City/State/Code Klamath Falls, Oregon 97601

Escrow No. _____
Title No. _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I(we), Abby Foundation, Fortress Management, Inc. Trustee, Anthony Michaels, Vice President an Intervivos Trust, Dated November 30, 2002 Grantor(s), hereby grant , bargain, sell, warrant and convey to: Terry Goldman Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

EXHIBIT "A" LEGAL DESCRIPTION

Lots 7, 8, and 9, Block 2, LONE PINE OF THE SPRAGUE, according to the Official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 3/80 interest in and to the following, to-wit: A tract of land situated in the SW ¼ SE ¼ of Section 11 and the NE ¼ of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pin on the West line of the SW ¼ SE ¼ of said Section 11, said point being North 0° 07' 13" West, a distance of 62° 56' 13" East 572.55; feet, thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37° 33' 14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71° 26 ' 17" East 279.26 feet; thence South 72° 06' 37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14° 47" 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW ¼ SE ¼ of said Section 11; thence South 0° 07' 113" East along said West line to the point of beginning. EXEPTING THEREFROM that portion lying within Section 11 Township 35 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: all those items of record and those apparent upon the land, if any as of the date of this deed and those shown below, if any:

And the grantor will warrant and forever defend the said 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

The true and actual consideration of this conveyance is

\$13,900.00

THIS INSTRUMENT WILL NOT ALLOW US 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 I (we) do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of Record, or as above set forth, if any.

Dated this 19 day of August, 2008

By: [Signature] Grantor
Abby Foundation, Fortress Management, Inc. Trustee
By: Anthony Michaels, Vice President

ACKNOWLEDGEMENT

State of Washington }
 }ss
County of Clark }

On this 19th day of August, 2008 before me, the undersigned Notary Public, personally appeared Anthony Michaels known to me to be the individual(s) who executed the foregoing instrument and acknowledged the same to be his/her free act and will.

[Signature]
Notary Public

My Commission Expires: Aug 30, 2008

