

After recording return to:  
Northwest Capital - 06, LLC  
22101 NE 150<sup>th</sup> Ave.  
Battleground, WA 98604

Until a change is requested all tax statements  
Shall be sent to the following address:  
Northwest Capital - 06, LLC  
22101 NE 150<sup>th</sup> Ave.  
Battleground, WA 98604

Date: January 2009  
Location: Ridge Districts.

2009-001045

Klamath County, Oregon

THIS SPACE



00059435200900010450040047

01/28/2009 02:44:38 PM

Fee: \$36.00

1st 2009 - 018

### STATUTORY WARRANTY DEED

**Southview Properties, LLC, as an Oregon limited liability company, Grantor, conveys and warrants to Northwest Capital - 06, LLC, as a Washington limited liability company, 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

**Subject to:**

1. 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.
2. That certain amount secured by a Trust Deed granted by Southview Properties, LLC to Sterling National Bank on or about the 6th day of September 2005.
3. That certain amount secured by a Trust Deed granted by Southview Properties, LLC to Pac Equities, Inc. on or about the 21st day of April 2006.

The true and actual consideration for this conveyance is **\$688,559.71**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS' RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11 OF CHAPTER 424, OREGON LAWS 2007. 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, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 27<sup>th</sup> day of January 2009.

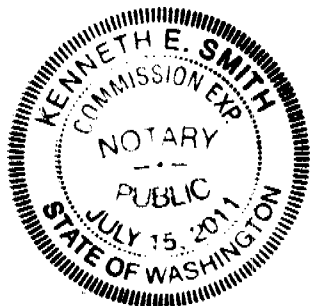
Southview Properties, LLC

Gregory P. Bessert, Manager

F36-

STATE OF WASHINGTON )  
 )ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on this 27<sup>th</sup> day of January 2009 by Gregory P Bessert as Manager of Southview Properties, LLC on behalf of the Grantor.



A handwritten signature in black ink, likely belonging to the Notary Public, Kenneth E. Smith, written over a horizontal line.

Notary Public for Washington

My commission expires: July 15<sup>th</sup> 2011

Exhibit A

Description for Parcel II

A parcel of land situated in the NE $\frac{1}{4}$  and SE $\frac{1}{4}$  of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, the NE $\frac{1}{4}$  of Section 1 Township 39 South, Range 8 East of the Willamette Meridian, the NW $\frac{1}{4}$  and SW $\frac{1}{4}$  of Section 31, Township 38 South, Range 9 East of the Willamette Meridian, and the NE $\frac{1}{4}$  and NW $\frac{1}{4}$  of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, all in Klamath County, Oregon and being more particularly described as follows:

Beginning at the NW corner of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 36, thence along the north line of said SW $\frac{1}{4}$  NE $\frac{1}{4}$  and the north line of the SE $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 6 South 89°58'12" East 2652.25 feet to the NE corner of said SE $\frac{1}{4}$  NE $\frac{1}{4}$ ; thence along the north line of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 31 South 89°39'40" East 1348.47 feet to the NE corner thereof; thence along the east line of said SW $\frac{1}{4}$  NW $\frac{1}{4}$  South 00°45'44" East 1327.60 feet to the SE corner thereof; thence along the east line of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  and the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 31 South 00°48'19" East 2624.31 feet to the SE corner of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  and the north line of Section 6; thence along said north line North 89°45'19" East 1316.21 feet to the 1/4 Corner of said Section 6; thence continuing along said north line North 89°45'44" East 2632.28 feet to the northeast corner of said Section 6; thence along the east line of the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 6 South 00°12'57" West 1296.07 feet to the SE corner thereof; thence along the south line of said NE $\frac{1}{4}$  NE $\frac{1}{4}$  and the south line of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 6 South 89°26'19" West 2641.44 feet to the SW corner of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ ; thence along the south line of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  and a portion of the south line of the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 6 South 89°28'21" West 2510.82 feet; thence leaving said south line North 27°18'39" West 1811.20 feet; thence North 62°41'21" East 250.36 feet; thence North 27°18'39" West 3530.91 feet; thence North 89°58'12" West 619.61 feet to the west line of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 36; thence North 00°11'27" East 427.59 feet to the point of beginning, containing 409.65 acres, more or less, with bearings based on County Survey 6513

2174-01

June 11, 2003

