

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

Date: January 27 2009
Location: Recreation District.

THIS SPA

2009-001048
Klamath County, Oregon



00059438200900010480030031

01/28/2009 02:46:37 PM

Fee: \$31.00

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 and/or use, which may appear in the public record, including those shown on any recorded plat or survey; and
2. Conditions and limitations of use as provided for under 3-CUP-03 and 1-DR-03, City of Klamath Falls, Klamath County, State of Oregon dated the 11th day of February, 2003.

The true and actual consideration for this conveyance is **\$1,209,350.00**.

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 27th day of January 2009.

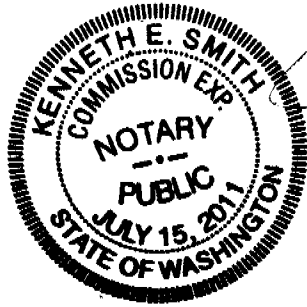
Southview Properties, LLC

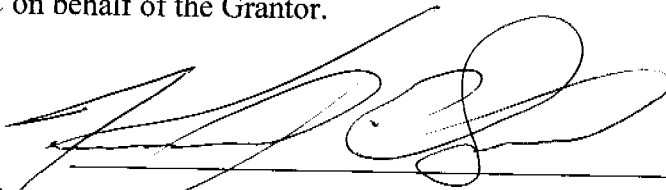

Gregory P. Bessert, Manager

F31-

STATE OF WASHINGTON)
COUNTY OF CLARK)ss.
)

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




Notary Public for Washington

My commission expires: July 15th 2011

EXHIBIT A

Description for Recreation Area

6/02/04

A parcel of land situated in the SE¼ SE¼ Section 36, Township 38 South, Range 8 East, the NE¼ NE¼ Section 1, Township 39 South, Range 8 East and the NW¼ NW¼ Section 6, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the southeast corner of the NE¼ NE¼ of said Section 1; thence on the south line of said NE¼ NE¼ North 89°29'44" West 616.73 feet; thence leaving said south line North 27°18'39" West 237.83 feet; thence North 62°41'21" East 118.54 feet; thence North 27°18'39" West 1195.51 feet; thence North 62°41'21" East 605.39 feet; thence South 27°18'39" East 1811.20 feet to the south line of the NW¼ NW¼ of said Section 6; thence South 89°28'21" West 199.91 feet on said south line, to the point of beginning, containing 23.72 acres, with bearings based on C.S. 6513.