

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: County Parcel 4.

THIS SPACE

2009-001050
Klamath County, Oregon



00059440200900010500040040

01/28/2009 02:47:30 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.

The true and actual consideration for this conveyance is **\$10,500.00**.

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

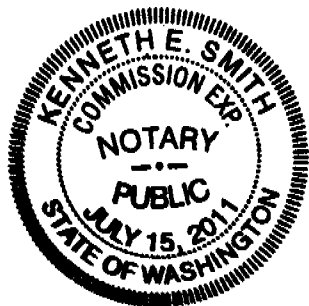
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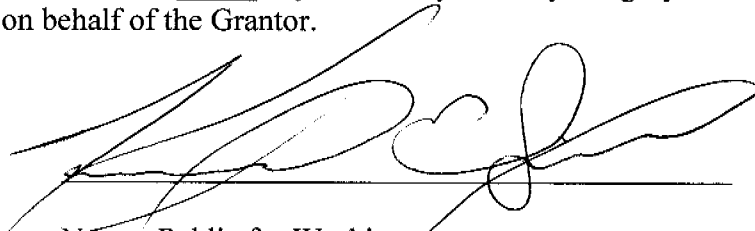
STATE OF WASHINGTON)

)ss.

COUNTY OF CLARK)

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 Parcel IV
Geary County Parcel

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

Beginning at the northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6; thence along the north line thereof North 89°28'21" East 1385.86 feet to the northeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 00°58'49" West 1331.44 feet to the southeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 89°45'54" West 1356.41 feet to the southwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence along the east line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1 South 00°16'58" East 10.53 feet to the northerly right of way line of State Highway 140; thence along said northerly line on the arc of a spiral curve to the left, the chord of which bears North 55°30'17" West 249.57 feet; thence North 00°53'17" West 1195.30 feet to the north line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1; thence along said north line South 89°29'44" West 217.54 feet to the point of beginning, containing 47.91 acres, more or less, with bearings based on County Survey 6513.

2174-01
June 11, 2003

